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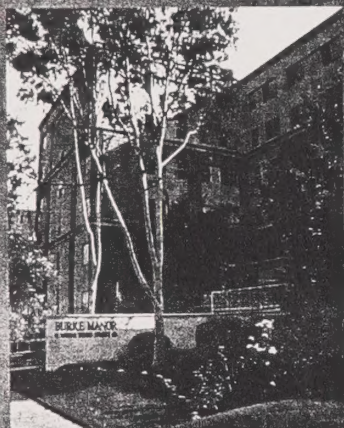
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FINAL

2003 HOUSING ELEMENT

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CITY OF ALHAMBRA

2000-2005 HOUSING ELEMENT

ADOPTED December 10, 2001



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FINAL**2000-2005 HOUSING ELEMENT****CITY OF ALHAMBRA**

Adopted: December 10, 2001

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 Urban and Environmental Planning
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1. INTRODUCTION

A. COMMUNITY CONTEXT

Located in the San Gabriel Valley, Alhambra is a dense urban community encompassing 7.6 square miles. Nicknamed "The Gateway to the San Gabriel Valley," Alhambra is situated on the eastern edge of Los Angeles at the entrance of the San Gabriel Valley. Surrounding communities include South Pasadena and San Marino to the north, Monterey Park to the South, San Gabriel to the east, and Los Angeles to the west (Figure 1).

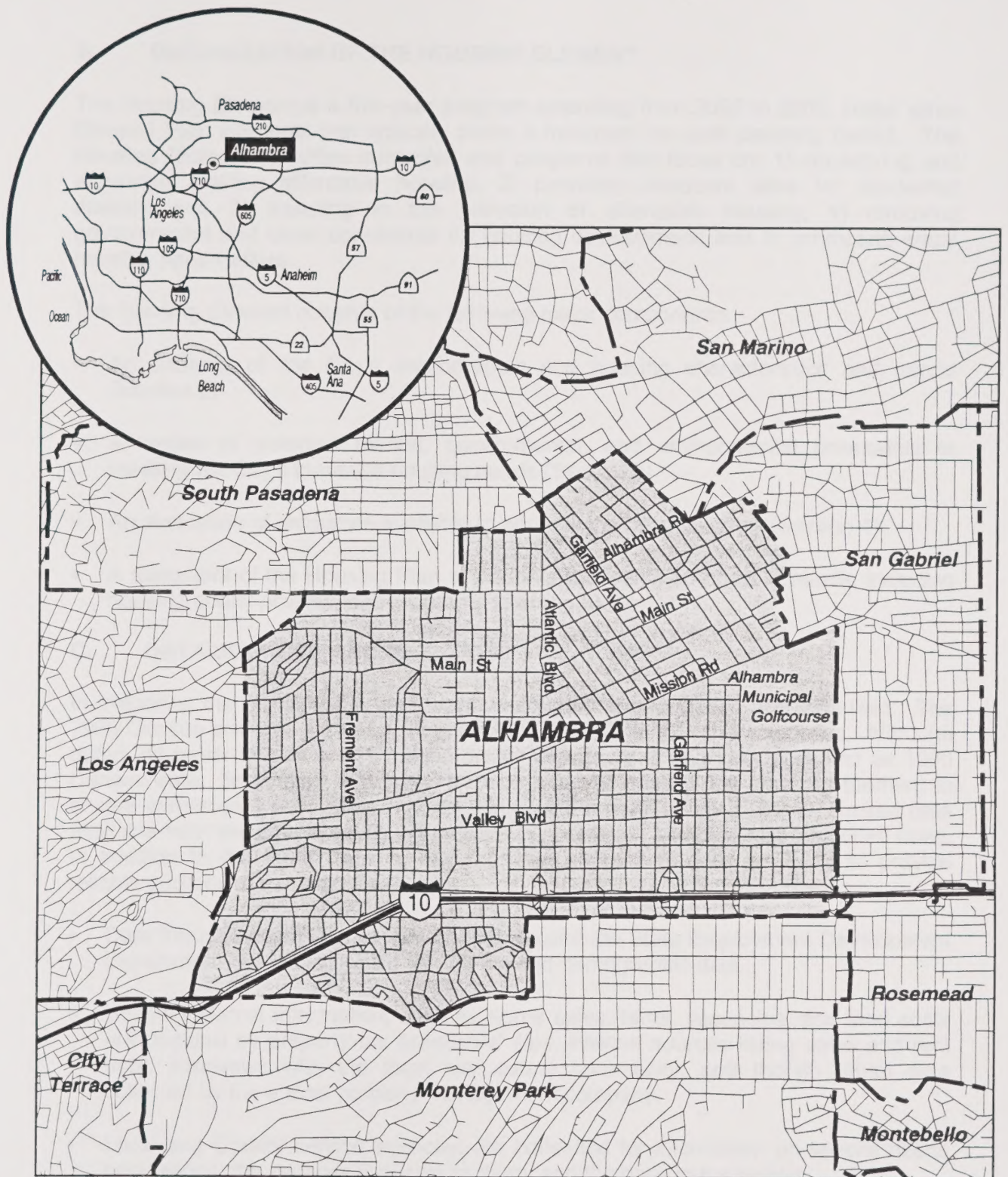
Incorporated in 1903, Alhambra experienced its first major growth during the 1920s, when the population more than tripled from 9,000 to 29,000. Growth in the City slowed during the 1950s, 1960s and 1970s, but the City saw its population increase by almost 30 percent in the 1980s to 82,000. Between 1990 and 2000, the pace of growth slowed substantially to 5 percent with the population growing to almost 86,000 (source: 2000 Census).

Housing in Alhambra originally consisted almost entirely of single-family homes. However, as the City grew and vacant land became more limited, higher density housing was necessary to accommodate the population. The housing stock now consists of a balance between single-family homes and multi-family units. During the 1960s, modern apartment buildings began to replace single-family residential structures, and now nearly half of Alhambra's population lives in multi-family structures.

Since 1990, limited residential development has occurred in the City, due in large part to an economic downturn during the first half of the decade and limited development sites. As the economy has recovered, the housing market in Alhambra has improved. The City's Redevelopment Agency has developed almost a dozen affordable housing projects, totaling over 300 units. Projects included rental and ownership opportunities and have ranged from 2 to 110 units using various forms of public assistance and regulatory incentives. Additional sites for future development are limited, as the City is essentially built-out. However, significant development potential remains on underutilized sites within R-2 and R-3 zones. Furthermore, the Agency will continue to play an active role in the provision of affordable housing sites within the City's redevelopment areas.

The population of the City has become increasingly ethnically diverse during the past decade. As of the 1990 Census, the most prevalent group was Asians, with a 37 percent share of the population, followed by persons claiming Hispanic origin totaling 36 percent, and Whites with 24 percent. As of the 2000 Census, the Asian population grew to 48 percent of the population, and persons of Hispanic origin declined by 1 percent to 35 percent of the population. The population of Whites declined the most between 1990 and 2000, decreasing from 24 percent to 14 percent.

The 2000-2005 Housing Element continues the City's focus on maintenance of the housing stock and continues programs designed to increase homeownership in the community as well as to provide incentives for the development of affordable housing. The City will also continue other programs geared toward meeting the needs of lower-income households and special needs populations.



Source: CBA, Inc., June 2001.

B. ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is a five-year program extending from 2000 to 2005, unlike other General Plan elements that typically cover a minimum ten-year planning period. The Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate sites for residential development; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints on housing development; and 5) promoting equal housing opportunities.

The Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Section 2)
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Section 3)
- An evaluation of resources available to address the housing goals (Section 4)
- A statement of the Housing Plan to address the identified housing needs, including housing goals, policies, and programs (Section 5).

C. DATA SOURCES AND METHODS

In preparing the Housing Element, various sources of information are consulted. The 1990 Census provides the basis for population and household characteristics. Although dated, no better source of information on demographics is as widely accepted as 1990 Census data. In addition, the 1990 Census must be used in the Housing Element to ensure consistency with other regional, state, and federal housing plans. Limited data available from the 2000 Census with regard to population and race also has been used. In addition to the 2000 Census, several other sources of data are used to provide reliable updates of the 1990 Census:

- Data from the State Department of Finance and the State Employment Development Department is used to update population and demographic data.
- Housing Market information, such as home sales, rents, vacancies, and land costs are updated by property tax assessors' files, internet sources listing sales and rent data, interviews with the local real estate community, and though rental data collected by the a local property management company.
- Local and County service agencies are consulted for information on special needs populations, the services available to them, and the gaps in the system.
- Lending patterns for home purchase and home improvement loans are analyzed from financial lending institutions.

D. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Alhambra General Plan consists of seven elements: 1) Land Use; 2) Housing; 3) Circulation; 4) Environmental Management; 5) Economic Development; 6) Noise; and 7) Implementation. The Housing Element builds upon the other Elements, and is consistent with the policies and programs set forth in the General Plan. An example of consistency includes residential development capacities and standards established in the Land Use Element are incorporated within the Housing Element. Whenever any element of the General Plan is amended, the Housing Element will be reviewed and modified, if necessary, to ensure the continued consistency between elements.

E. PUBLIC PARTICIPATION

The City encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs, and prioritizing expenditure of funds. In 1999, the City initiated an update to its federal Consolidated Plan, which addresses both housing and community development needs. A public involvement process was undertaken as part of the Consolidated Plan, which provided direct input into development of the Housing Element prepared subsequently. The following summarizes some of the key public inputs into the process:

- The Housing and Community Development Citizen Advisory Committee, representing the diverse population of the City, was the cornerstone of the process with its oversight of the process from development to evaluation;
- The Housing and Community Development Citizen Advisory Committee held two public meetings. The first meeting on December 7, 1999, was a published preliminary hearing to review the current and continued programming funded with CDBG & HOME funds and receive public comment. The second meeting, on March 7, 2000, discussed the proposed funding and received public comment on the program. This meeting was advertised in English, Chinese, and Spanish language newspapers.
- The City Council considered the Consolidated Plan at a public hearing on April 24, 2000. A notice of the meeting was published in a local newspaper and listed the Plan's availability. In addition, ads were published in the local newspaper advertising the date, time, and nature of the meeting.

In addition to this public input process which helped shape the Housing Element needs assessment, as well as the goals, policies and programs contained in the Element, the City held a City Council Public Workshop on the Housing Element July 16, 2001. A notice in English, Spanish, and Chinese was published in the *Pasadena Star News*, *La Opinion*, and *Chinese Daily News*, respectively, prior to the workshop. Flyers were posted at City Hall and the library, and a notice was posted on the City's website. In addition, the City mailed flyers directly to affordable housing providers, and indicated the availability of the Draft Element for public review.

Upon completion of the draft Element, the public was provided several opportunities to review and comment on the Housing Element. Copies of the draft element were made available for review in the following locations:

- Alhambra City Hall
- Public Library

In addition, copies of the Element were sent to agencies who serve lower income and special needs households in the community, including the San Gabriel Fair Housing Council, Pasadena Neighborhood Housing Services, and Habitat for Humanity. Copies of the Element were also sent to the City's three lower income senior housing projects.

Once the State Department of Housing and Community Development (HCD) has reviewed the draft Element, public hearings will be held before the Planning Commission and City Council. Notice of all public hearings is published in *the Pasadena Star News* at least 10 days prior to the hearing date. Agendas and staff reports are available in advance, and the meetings are held in City Hall which is accessible to persons with disabilities.

2. HOUSING NEEDS ASSESSMENT

Assuring the availability of adequate and affordable housing for current and future City residents is an important goal for Alhambra. In order to achieve this goal, an assessment of the housing needs of the community is necessary. In this section, the demographic, socioeconomic and housing characteristics of the City are discussed, in an attempt to determine both the nature and extent of the housing needs for the City.

A. POPULATION CHARACTERISTICS

A community's population characteristics affect the amount and type of housing needed. Factors such as population growth, age, income, and employment trends influence needs such as the type of housing and the ability to afford housing. This section evaluates the various population characteristics that affect Alhambra's housing needs.

1. Population Trends

Los Angeles County continues to be ranked among the fastest growing regions in California. Since 1980, the County's population has grown by over 30 percent, from 7.5 million to 9.9 million. Within the County, one of the fastest growing regions is the San Gabriel Valley, and Alhambra is located in the San Gabriel Valley.

Since incorporation in 1903, Alhambra has experienced periods of sharp growth, especially between 1890 and 1910 when the City's population grew by over 500 percent. In the 1930s and 1940s, the population increased by over 60 percent due to single-family housing construction. More recently, between 1980 and 2000, Alhambra's population growth outpaced the County, growing 32 percent to 85,804. However, during the 1990s, the pace of growth was slower (5 percent) than during the 1980s (32 percent) and slower than the County.

Table 1: Population Trends: 1980-2000

Jurisdiction	Population			Percent Change	
	1980	1990	2000	1980-2000	1990-2000
Alhambra	64,767	82,106	85,804	32%	5%
El Monte	79,494	106,209	115,965	46%	9%
Monterey Park	54,338	60,738	60,051	11%	(1%)
San Gabriel	30,072	37,120	39,804	32%	7%
Los Angeles County	7,477,503	8,863,164	9,519,338	27%	7%

Sources: U.S. Census Report, 1980, 1990, 2000.

The Southern California Association of Governments (SCAG), in their 2020 baseline population projections, estimate more limited growth in Alhambra over the next 20 years than the previous 20 years, with a projected 13 percent increase in population compared to 32 percent increase between 1980 and 2000. This more limited growth rate is comparable to the projected growth of other nearby San Gabriel Valley communities. El Monte, Monterey Park, and San Gabriel are projected to grow by 15 percent, 10 percent, and seven percent,

respectively. In contrast, the population of Los Angeles County as a whole is expected to increase by 28 percent during the 2000-2020 period.

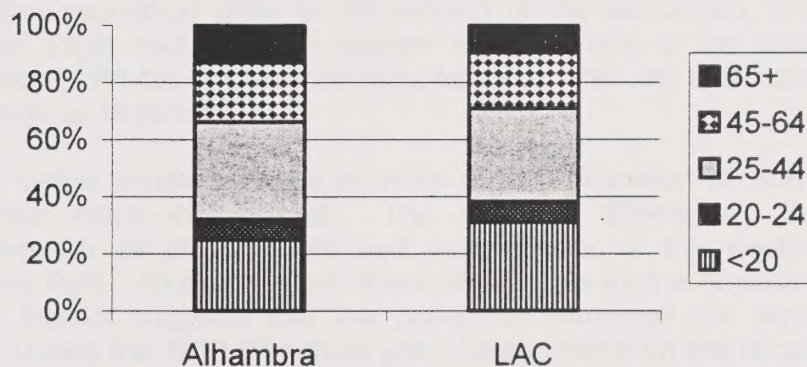
2. Age Composition

The age characteristics of a community have important effects on housing demand. For example, younger people tend to reside in apartments, while middle aged persons with families will tend to reside in larger homes. As people age and their children leave the home, some of the older adults may leave their larger homes in favor of a smaller single family unit or a condominium.

Alhambra can be characterized as having an older population, with a median age of 35.0 year in 2000. The median age of Los Angeles County (32.0) was significantly lower.

Figure 2 shows that the City's older median age can be attributed to two primary reasons. First, Alhambra has a larger share of persons 65 and older (13 percent) as compared to the County (10 percent). In addition, the City has a smaller share of persons under 19 (25 percent) as compared to the County (31 percent).

**Figure 2: Percent of Population by Age Group
Alhambra and Los Angeles County - 2000**

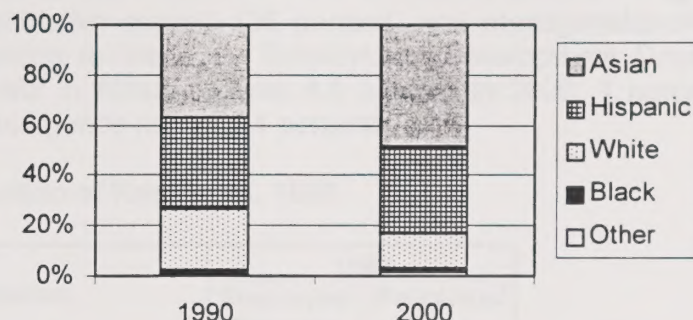


Source: U.S. Census Report, 2000.

3. Race and Ethnicity

The nature and extent of a community's housing needs is, to a large extent, determined by the racial/ethnic composition of its population. The size and type of housing preferred, the neighborhood desired, and the ability to purchase or rent housing often vary by a person or household's racial or ethnic background. Figure 3 compares the racial/ethnic make-up of the City's population in 1990 to that in 2000.

**Figure 3: Racial Characteristics
Alhambra – 1990 and 2000**



Source: U.S. Census Report, 1990 and 2000.

Note: Other category for the Year 2000 includes persons who identified themselves as two or more races on the 2000 Census form.

With population changes over the past decade, the City has seen corresponding changes in its ethnic makeup. In 1990, the most prevalent group was Asians, with a 37 percent share of the population, followed by persons claiming Hispanic origin totaling 36 percent, and Whites with 24 percent. As of the 2000 Census, the Asian population grew to 48 percent of the population, and persons of Hispanic origin declined by 1 percent to 35 percent of the population. The population of Whites declined the most between 1990 and 2000, decreasing from 24 percent to 14 percent.

School district enrollment data provides a good indication of race and ethnicity conditions within that district. The Alhambra Elementary School District encompasses all of Alhambra and three-quarter of the western portion of Monterey Park. An examination of enrollment data for the Alhambra Elementary School District suggests that the population remained the same during the 1990s. During the 1993-94 school year, Asians made up the largest portion (45 percent) of the student population followed by Hispanic or Latino (40 percent) and White (12 percent). The racial and ethnic mix remained constant with 45 percent Asian, 44 percent Hispanic, and 9 percent White students enrolled in the 1999-2000 school year.

4. Employment Market

Labor and employment characteristics have a direct impact upon current and future housing needs within Alhambra. Different industries and occupations within a particular industry often translate into different wage levels. These differences in wages directly impact a household's ability to afford certain types of housing, the ability to rent or own housing, and the ability to adequately maintain housing.

According to the 1990 Census, 41,205 City residents were in the labor force. (The labor force includes employed and unemployed persons age 16 years and above.) This represents a labor force participation rate of 63 percent. As shown in Table 2, most of the residents were employed in two categories: sales, technical, administrative support (38 percent) and managerial/professional (28 percent). According to the State Employment Development Department, the unemployment rate in Alhambra was 4.4 percent in 2000, 1 percentage point lower than the countywide rate of 5.4 percent.

Table 2: Occupation of Residents, 1990

Occupation	1990	
	Employed Persons	Percent of Total
Managerial/Professional	10,721	28%
Sales, Technical, Admin. Support	14,520	38%
Service Occupations	4,681	12%
Farming, Forestry, Fishing	290	1%
Precision Production/Craft/Repair	3,660	9%
Operators/Fabricators/Laborers	4,830	12%
Totals	37,702*	100%

Source: U.S. Census Report, 1990.
 Note: *Total unemployed = 3,503

According to SCAG, the City had an employment base of 33,414 in 1994 which was projected to grow by 3 percent by 2000. Major employers in the City include the Los Angeles County Public Works Department and the Alhambra City Schools, as shown in Table 3. However, the majority of Alhambra's workforce (83 percent) commute to jobs outside the City, suggesting that regional economic expansion, rather than local job growth, is more likely to be a stimulus to future housing demand in Alhambra.

Table 3: Top 10 Employers in Alhambra

Company	Number Employed	Type of Business
Los Angeles County Public Works Department	3,800	Government
Alhambra City Schools	3,400	Education
Pacific Bell Telephone	800	Utility
Alhambra City Hall	600	Government
Edison Company	450	Utility
Alhambra Hospital	330	Hospital
International Extrusion Company	300	Aluminum Extrusion
Charter Communication	300	Utility
Costco	265	Discount Store
Empire Maintenance Company	225	Maintenance

Source: City of Alhambra, 2001.

B. HOUSEHOLD CHARACTERISTICS

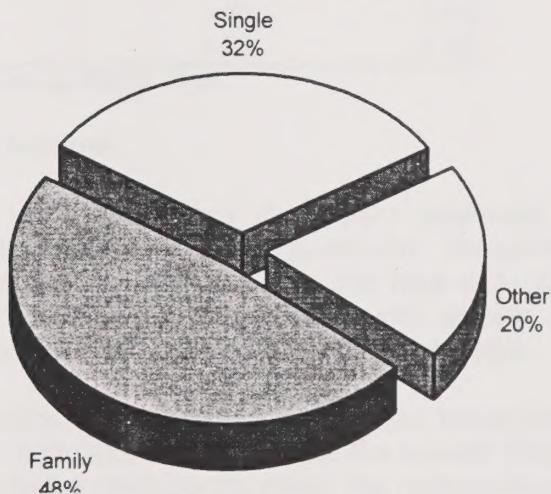
The characteristics of a community's households impact the type of housing needed in that community. Household type, income levels, and the presence of special needs populations are all factors that affect the housing needs of a community. This section discusses the household characteristics affecting the housing needs of Alhambra residents.

1. Household Type

A household is defined by the Census as all persons who occupy a housing unit, which may include families, single persons, and unrelated persons sharing a housing unit. Persons residing in group quarters such as dormitories or retirement homes are not considered households. The characteristics of a community's households serve as important indicators of the type and size of housing needed in the city.

As of January of 2000, the California State Department of Finance estimates that there are approximately 29,000 households in Alhambra. In 1990, less than half of the City's households were families, and about one-third of other households were made up of single persons, as shown in Figure 4. Other households, such as unrelated persons living together, comprised 20 percent of the total households in 1990. The distribution of household types is similar to that of the County as a whole.

Figure 4: Household Type, 1990



Source: U.S. Census Report, 1990.

2. Household Size

Household size is another important indicator of housing need. The presence of families with children, students, and elderly persons, among other groups, can have different effects on the household size in a community. For example, household size is larger on average in communities where there are many families with children, compared to those where the elderly population is large. In either case, household size can help to identify the type of housing necessary in a community.

Household size can also vary among different ethnic groups and in terms of tenure, as shown in Table 4. According to the 1990 Census, Black owner households in Alhambra had substantially smaller household sizes than other ethnic groups. Asian households had the largest household size among both owners and renters. In general, with the exception of Black households, renter households tended to have fewer persons per household than did owner households. According to the 2000 Census, owner-occupied households continued to have more persons (3.04) than renter-occupied (2.78).

Table 4: Household Size by Race and Tenure

Ethnic Group	Household Size (persons per household)	
	Owner	Renter
White	2.52	2.16
Asian	3.80	3.14
Black	1.96	2.26
Hispanic	3.50	3.07

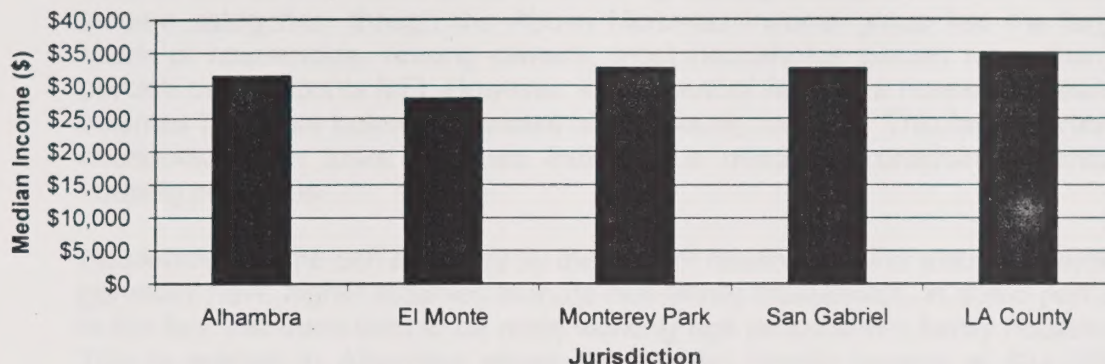
Source: U.S. Census Report, 1990.

3. Household Income

The ability of a household to acquire adequate housing is almost solely dependent on the income of the household. Household income is oftentimes the crucial factor in evaluating the size and type of housing available for any given household. Household income can vary greatly across many demographic factors, including race, gender, and household type.

The 1990 Census reported that the median household income in Alhambra was slightly over \$31,000, but lower than the overall County median of \$34,965. In comparison to the neighboring cities, the median income of Alhambra falls in the middle. Monterey Park (\$32,605) and San Gabriel (\$32,559) had higher median household incomes than Alhambra, while El Monte (\$28,034) had a lower median income. Figure 5 illustrates the household income levels for Alhambra and the neighboring cities.

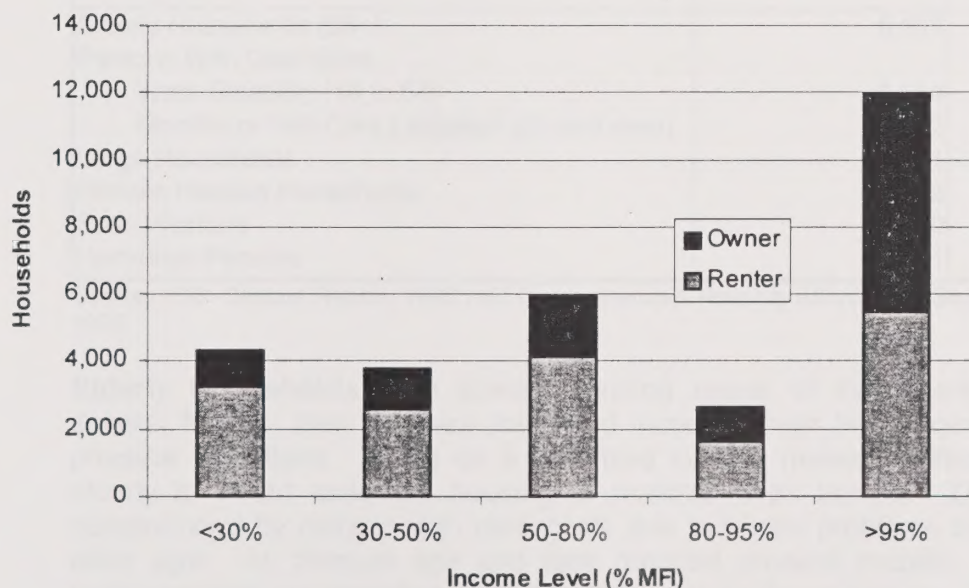
Figure 5: 1990 Median Household Income



Source: U.S. Census Report, 1990.

To provide for the analysis of the income data, SCAG uses the Comprehensive Housing Affordability Strategy to show the income distribution of the community. The Comprehensive Housing Affordability Strategy groups households into five income levels based on a percentage of median family income (% MFI): Extremely Low (0-30% MFI) Low (31-50% MFI), Moderate (51-80% of MFI), Middle (81-95% of MFI), and Upper (>95% of MFI). Figure 6 shows the distribution of households in these income levels. These income level are different than those used for the Regional Housing Needs Allocation: Very Low (0-50% MFI), Low (51-80% MFI), Moderate (81-120% MFI), Upper (>120% MFI).

Figure 6: Household Income Distribution



Source: Comprehensive Housing Affordability Strategy, 1993.

As the table shows, renter households are generally evenly distributed within the income categories, though the Above Moderate-Income group has the largest share of households. Among owners, most households earned more than 95 percent of the County MFI. However, 49 percent of Alhambra households earned incomes that were below 80 percent of the County median. This large portion of households with lower incomes indicates a need for continuing affordable housing programs.

Household income can also vary by the type of household. For example, families generally have higher incomes than do non-family households, in some part due to the fact that there tend to be more working age persons in a family household. This is evident in Alhambra where the Median Family Income at \$34,000 is higher than the Median Household Income, which is slightly over \$31,000

4. Special Needs Groups

Special needs groups, as defined by state law, include the elderly, persons with disabilities, large households, single parent families, farm workers, and the homeless. These groups often have difficulty obtaining decent, affordable housing, and are thus specifically evaluated in the Housing Element. A summary of the special needs groups in Alhambra, as identified by the 1990 Census, is included below in Table 5.

Table 5: Special Needs Groups, 1990

Need Group	# of Households/ Persons	Percent of Total Households/ Population
Elderly Households (65+)	5,537	19.5%
Persons With Disabilities		
Work Disability (16 to 64)	2,944	5.5%
Mobility or Self-Care Limitation (16 and over)	5,412	8.3%
Large Households	4,491	15.9%
Female Headed Households	4,793	16.9%
Farm Workers	290	0.0%
Homeless Persons	31	0.0%

Source: U.S. Census Report, 1990 and Comprehensive Housing Affordability Strategy Database, 1993.

Elderly Households: The special housing needs of the elderly stem from several factors: their relatively low fixed incomes, high health care costs, and physical limitations. Being on a low fixed income makes it difficult for many elderly to afford adequate housing or maintain their homes. This is further compounded by rising health care costs due to health problems that arise with older age. As persons age and face reduced physical mobility, accessibility improvements are necessary to maintain safe and independent living.

The Comprehensive Housing Affordability Strategy Database, which is based on the 1990 Census, identifies 5,537 elderly households, constituting almost 20 percent of Alhambra's households. Of these 36 percent are renters and 64

percent are owners. Over 70 percent of the City's elderly households are low income, presenting issues of housing maintenance for homeowners and affordability for renters. Approximately 60 percent of elderly renters overpay for housing. Nearly one-third of the elderly population had some form of disability.

The City has used the renaissance of Downtown as an opportunity to meet the housing needs of the elderly. Several senior housing projects have been clustered near transit, services, and public facilities to create a more livable community for seniors. Four City-assisted projects with a total of 346 units (very low, low and moderate income) have been developed and one project under development with 7 low income units in the Central Business Area of Alhambra. The City runs a Senior Case Management Program to provide home visits, minor home safety improvement and other assistance. Furthermore, several assisted care, elder care, and retirement home facilities are located in Alhambra, providing capacity to over 700 seniors requiring assisted living.

Persons with Disabilities: The 1990 Census identifies three types of disabilities: work disabilities, mobility limitations, and self care limitations. Disabilities are defined as mental, physical, or health conditions that last more than six months. The types of disabilities are described below:

- **Work Disability:** A condition lasting more than six months that restricts a person's choice of work and prevents them from working full time.
- **Mobility Limitation:** A physical or mental condition lasting more than six months which limits a person's ability to go outside of their home alone; and
- **Self-Care Limitation:** A physical or mental condition lasting more than six months which makes it difficult for a person to take care of their own personal needs.

Based on the limitations that the various disabilities place on persons affected by them, a substantial number of persons with disabilities are assumed to earn very low incomes. This is especially true in the case of a work disability. In addition, persons with self-care limitations may require special housing design features, such as holding bars and wider doors, in order to adequately perform their everyday tasks.

In 1990, approximately six percent of Alhambra's population age 16 to 64 had a work disability, and 8.3 percent of the age 16 and over population had mobility or self-care limitations. This group has special housing needs such as ramps, handrails, ground floor access, and door modifications. Households containing both elderly and persons with disabilities are even more impacted.

In order to help meet the needs of the disabled population, the City permits residential care facilities which serve six or fewer persons in the R-1, R-2, and R-3 zones and conditionally permits residential care facilities which serve seven or more persons in the R-3 zone. As of 1999, 17 State-licensed facility were located in the City with a capacity of 955 beds. Table 6 lists the State-licensed community care facilities in the City by type.

In addition, the City refers special needs individuals to Mentally and Educationally Retarded Citizens, Inc. (MERCi). MERCi accommodates 50 persons ages 1 to 6, 5 to 18, and adults in age specific programs. The City also refers special needs individuals to the School of Fashion & Design for Developmentally Disabled. The school teaches self-sufficiency skills through making crafts and home décor items that are sold in the boutique they operate with supervision.

Table 6: State-Licensed Community Care Facilities

Type of Facility	Clientele and Services	Number of Facilities	Capacity (in beds)
Elderly Residential	Age 60 + non-ambulatory and ambulatory	10	736
Small Family	Age 5 to 17 ambulatory developmentally disabled	1	6
Adult Residential	Developmentally disabled adults including blind developmentally disabled ³	3	53
Adult Day Care	Age 18 to 59 blind and developmentally disabled adults	3	160
Total		17	955

Source: State of California Department of Social Services, 1999.

The City also offers minor home modifications for the disabled population through the Senior Case Management Program and financing through one of the seven single-family rehabilitation programs.

Female-Headed Households: Female-headed households, especially single parent households, are generally characterized by lower incomes and a greater need for affordable housing. In addition these households can have needs such as accessible day care and health care, as well as other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them.

In 1990, the Census reported 4,793 female-headed households in the City, accounting for nearly 17 percent of the total households. Of these households, 1,978 had children living at home, and 2,060 were age 65 or older. Almost one-third of female-headed families with children earned incomes below the poverty level.

The City addresses the needs of female-headed households through the Section 8 Program and assistance in development of family housing. An example of the City's effort to provide family housing includes the Housing Division's recent work with the non-profit Pasadena Neighborhood Housing Services to rehabilitate and manage eleven units available for rent by low- and moderate-income families (80% MFI).

Large Households: Large households, defined as households with five or more members, have special needs due to the limited availability of adequately sized affordable housing units. Larger units can be very expensive, which often results in large households residing in smaller, less expensive units or doubling up to save on housing costs, both of which result in unit overcrowding.

According to the Census, 4,491 large households (15.9 percent) resided in Alhambra in 1990, of which 2,506 were renters. However, only 2,020 rental units had three or more bedrooms. This shortfall of rental units available to large households indicates that some large households are living in overcrowded conditions. This is confirmed by the 1990 Census, which indicates that 81 percent of the City's large renter households are overcrowded (refer to Table 16 in a later section). The prevalence of overcrowding, along with the growing average household size, indicates the housing needs of large households is a major concern in Alhambra and will continue to be in the near future.

In order to address this need, the City provides room additions through its Owner Occupied Rehabilitation Program.

Homeless Persons: The 1990 Census documents 31 homeless persons residing in emergency shelters in the City and none visible in street locations. According to the Alhambra Police Department (APD), Community Policing Section, the City has six to seven homeless individuals who have been identified as remaining in the area. Since 1997, 49 homeless individuals have been counted passing through the City. In 1999, there were 8 individuals counted, which represents a decrease from 1998 when 20 homeless persons were counted.

The City has taken a regional approach to homelessness. The City has cooperative relationships with non-profit organizations, such as the Fair Housing Council of the San Gabriel Valley, the Los Angeles Homeless Service Authority, and the Greater Pasadena Housing and Homeless Network. Below is a list of service providers to which homeless persons are referred.

Table 7: Homeless Services Providers

Facility	Services Provided	Capacity
Door of Hope, Pasadena	Long-term care facility that assists married couples with children; provides financial and marital counseling	8 families
Union Station, Pasadena	Emergency shelter; provides case management; 3 meals a day	38 beds for men 22 beds for women and children
San Gabriel Com. Rehab Service	Disabled persons training; housing assistance; personal care referrals; advocacy; employment services	Not applicable
Casitas Esperanza, El Monte	Shelter for men and women with mental disorders.	42 beds
Our Savior Center, El Monte	Provides emergency food and shelter for low-income and homeless clients.	A voucher program limited by funding

Source: City of Alhambra's 2000-2004 Consolidated Plan

In 1990 there were 290 persons employed in farming, forestry and fishing occupations, accounting for less than one-tenth of a percent of the total labor force. Furthermore, 22 Hispanic males were farm workers, specifically. Given so few residents employed in this industry, the housing needs of farm workers can be addressed by overall programs for affordable housing, such as rent subsidies, and affordable new incentives for construction.

C. HOUSING STOCK CHARACTERISTICS

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics the housing stock, including growth, tenure, vacancy rates, age, condition, and cost are important in determining the housing need for the community. This section details the housing stock characteristics of Alhambra, in an attempt to identify how well the current housing stock meets the needs of the current and future residents of the City.

1. Housing Growth

Since 1990, Alhambra has experienced only modest housing growth. Between 1990 and 2000, the housing stock increased by two percent, from 29,604 to 30,069 units. In contrast, Los Angeles County grew by nearly 3.5 percent. As exhibited in Table 8, nearby San Gabriel Valley cities also exhibited only modest growth, reflecting their built out nature.

Table 8: Housing Growth

Jurisdiction	1990	2000	1990 to 2000 Percent Change
Alhambra	29,604	30,069	1.6%
El Monte	27,142	27,758	2.3%
Monterey Park	20,298	20,209	0.0%
San Gabriel	12,736	12,909	1.4%
Los Angeles County	3,163,310	3,270,909	3.4%

Source: 1990 and 2000 US Census.

While the City's housing stock grew by 1.6 percent during the 1990s, the City's population grew by 5 percent reflecting the community's growing household size.

2. Housing Type and Tenure

Table 9 provides a breakdown of Alhambra's housing stock by unit type in 1990 and 2000. The composition of the housing stock in 2000 is essentially the same as that ten years ago with single-family homes comprising 52 percent and multi-family units comprising 48 percent of the City's 30,000+ units. Of the approximately 600 net new units added during the 1990s, 80 percent were multi-family units. The multi-family share of the housing stock in Alhambra (48 percent) is relatively high in comparison to the nearby cities of San Gabriel, Monterey Park, and El Monte where multi-family units make up 30 to 37 percent of the housing stock.

Table 9: Comparative Housing Unit Mix

Housing Type	1990		2000	
	No. of Units	Percent of Total	No. of Units	Percent of Total
Single-Family				
Detached	12,631	43%	12,628	42%
Attached	2,837	10%	2,954	10%
Total	15,468	53%	15,582	52%
Multi-Family				
2-4 units	3,962	14%	4,098	13%
5+ units	10,154 ¹	33%	10,523	35%
Total	14,116	47%	14,621	48%
Mobile Homes	20	0%	20	0%
Total Housing Units	29,604	100%	30,223	100%

Source: 1990 Census and Department of Finance, January 2000.

Note: 1) The 'Other' category included in the 1990 Census, which accounts for 361 units, has been combined with the 5+ units category due to the Department of Finance combining the data for 2000 in this way.

Regarding tenure, Alhambra has a lower homeownership rate than the County. In 2000, 39 percent of the occupied housing units in the City were owner-occupied, compared to 48 percent Countywide. The overall vacancy rate in Alhambra was 3.2 percent in 2000. Specifically, the vacancy rates for the for-sale and rental units were 1.3 and 2.1 percent, respectively.

Table 10 provides a breakdown of occupied housing units by tenure and bedroom size. An analysis of the bedroom mix of the housing stock indicates that there is a limited supply of rental units with three or more bedrooms. While approximately 2,506 large renter households reside in the City, there are only 2,020 units with 3 or more bedrooms. The higher demand for large rental units than supply is reflected in the City's high rates of overcrowding, as discussed in Section D – Regional Housing Needs.

Table 10: Bedroom Mix of Occupied Units by Tenure

Bedroom	Owner		Renter		Total
	Number	Percent	Number	Percent	
0	72	1%	1,960	11%	2,032
1	1,522	13%	6,819	41%	8,341
2	4,297	37%	5,977	36%	10,274
3	4,743	42%	1,898	11%	6,641
4	673	6%	117	1%	790
5+	156	1%	5	0%	161
Total	11,463	100%	16,776	100%	28,239

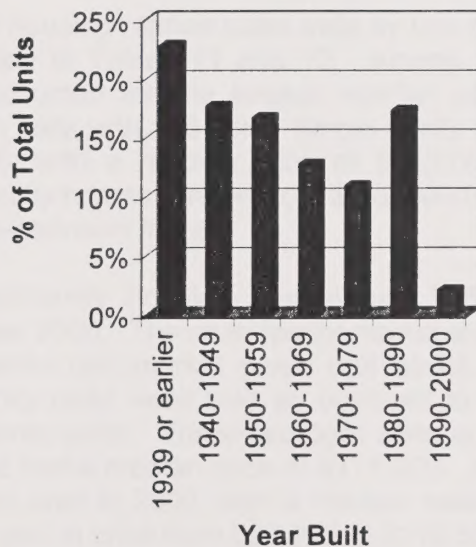
Source: 1990 Census

3. Age and Condition of Housing Stock

The age of housing is commonly used as a measure of when housing may begin to require repairs. Figure 7 shows the age distribution of the housing stock in Alhambra. In general, housing units over 30 years old are likely to have rehabilitation needs, including new roofing, foundation work, new plumbing, and so on. As of January 2000, 70 percent of the housing stock is 30 years or older (built before 1970), reflecting the City's tremendous growth before 1939, and indicating that a significant number of homes may be in need of rehabilitation based on age alone.

Given the age of the housing stock and that maintenance can be especially difficult for elderly homeowners, the City offers an array of rehabilitation grants and loans for low- and moderate-income households to fund rehabilitation and items essential to maintenance. In addition, the Senior Case Management Program provides for minor home modification for the senior and disabled populations.

Figure 7: Age of the Housing Stock – Year Built



Source: 1990 Census
State Department of Finance, January 2000

The City's Code Enforcement Department annually surveys 19,000 properties and investigates 8,000 properties of which approximately 20 are typically determined to be substandard. The majority of those deemed substandard are due to illegal garage conversions and room additions. The Code Enforcement Department estimates that 25 percent of the City's housing stock needs to be rehabilitated and 5 units need to be replaced. The City's Housing Division works with Code Enforcement to identify units that need to be upgraded and encourages property owners to apply for City assistance. The City's Rehabilitation and First-Time Homebuyer programs can provide funds to bring

substandard units up to code. Annually, the Housing Division funds an average of 18 home rehabilitations and purchase of 7-10 homes.

4. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will usually be correspondingly higher prevalence of overpayment and overcrowding. This section summarizes housing costs in Alhambra and evaluates the affordability of the housing stock.

Housing Costs

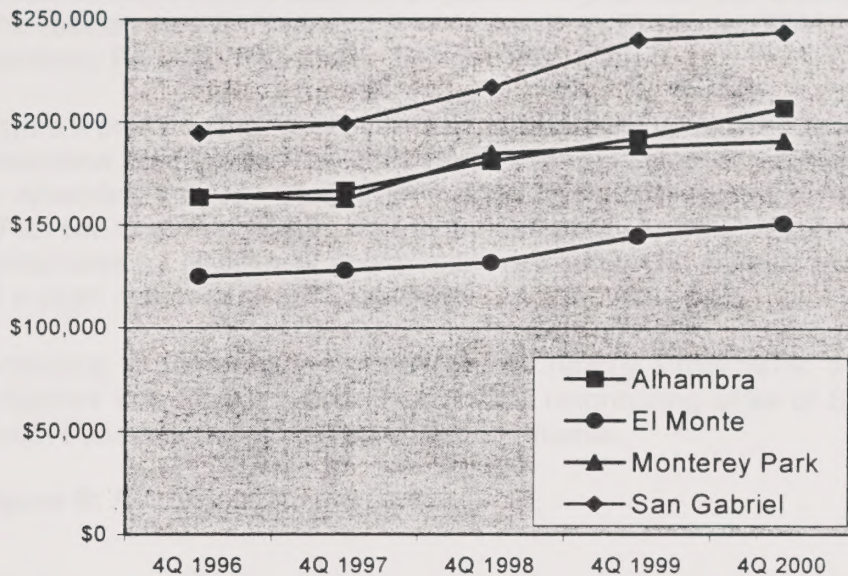
According to the 1990 Census, the median housing value in Alhambra was \$231,000, about two percent higher than the County median of \$226,400. More recent comparative sales data is presented in Figure 8 for Alhambra and nearby cities. According to the California Association of Realtors (CAR), the median sales price of a home in Alhambra was \$207,000 in 4th quarter 2000, ranking second among the four cities. As exhibited in Figure 8, the City's median home sales price has steadily increased over the five year period, showing the most dramatic increase in 1999-2000.

Detailed housing market sales data by unit size and type for calendar year 2000 is provided in Tables 11 and 12. Among single-family homes, three-bedroom units accounted for the largest number of units sold, 208, followed by two-bedroom units with 188 sold. Single-family home prices ranged from \$84,000 to \$475,000, with a median price of \$212,000. Overall, the median prices for single-family homes ranged from \$129,000 for a one-bedroom home to \$290,000 for a five-bedroom home.

The multi-family housing market had 268 units sold between January and December 2000. The multi-family market was substantially more active than the single-family unit market given that about 18 percent of the owner-occupied multi-family units were sold as opposed to five percent of the owner-occupied single-family units. Three-bedroom units accounted for over half of all sales in 2000 and had a median price of \$171,000. A large number of two-bedroom units were also sold in 2000, with a median sales price of \$165,000. One-bedroom units ranged in price from \$97,000 to \$119,500, with a median price of \$110,750.

The median price for condominiums is much lower than the median price for single-family homes. Many of the condominiums sold are affordable to the moderate income, and even some low-income, households in the City.

Figure 8: Median Sales Prices – 4th Quarter 1996 to 2000



Source: California Association of Realtors

Table 11: Prices of Single-Family Homes – January to December 2000

Number of Bedrooms	Median Price	Average Price	Price Range	Number of Units Sold
1	\$129,000	\$151,400	\$103,000 - \$275,000	5
2	\$203,000	\$207,557	\$84,000 - \$350,000	188
3	\$228,000	\$238,483	\$100,000 - \$415,000	208
4	\$267,000	\$267,134	\$156,000 - \$475,000	36
5	\$290,000	\$308,000	\$258,000 - \$387,500	10
6	\$255,000	\$283,667	\$240,000 - \$356,000	3
Total	\$212,000	\$228,711	\$84,000 - \$350,000	450

Source: Dataquick, January 2001

Table 12: Prices of Multi-Family Homes/Condominiums – January to December 2000

Number of Bedrooms	Median Price	Average Price	Price Range	Number of Units Sold
1	\$110,750	\$109,500	\$97,000 - \$119,500	4
2	\$165,000	\$163,473	\$86,000 - \$325,000	110
3	\$171,000	\$172,020	\$118,000 - \$249,000	148
4	\$174,500	\$175,333	\$156,000 - \$200,000	6
Total	\$144,000	\$167,653	\$86,000 - \$325,000	268

Source: Dataquick, January 2001

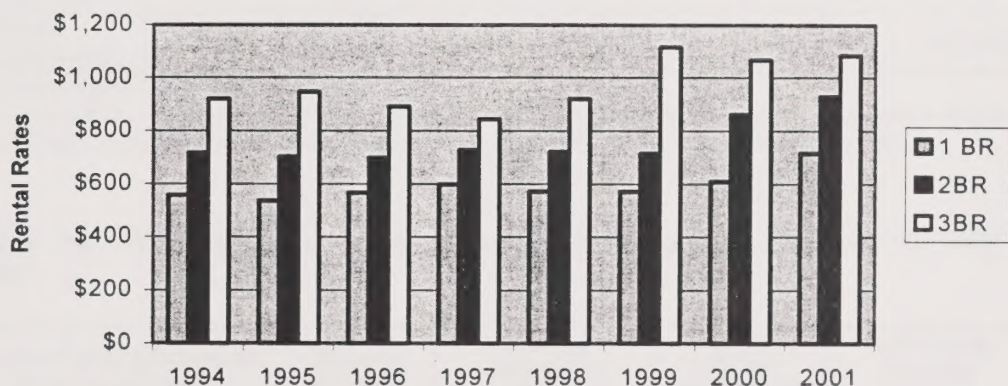
Housing Rental Rates

The 1990 median contract rent for a housing unit in Alhambra was \$587, and similar to sales prices, about three percent higher than the County median \$570. The median rent in Alhambra was higher than El Monte (\$541), but lower than Monterey Park (\$606) and San Gabriel (\$620).

Figure 9 presents the result of an annual survey of advertised rentals listed in the *Pasadena Star News*. The 2001 rent survey reveals that the average rent listed in Alhambra between March 2000 and March 2001 for a one bedroom unit is \$716, two bedroom - \$930, and three bedroom - \$1,083. As shown in Figure 9, rental rates for all sizes of apartments have increased steadily with the exception of a slight decrease in 1998 and 1999.

According to comparable rent surveys for nearby jurisdictions, average rents in Alhambra are comparable to those in the neighboring cities of San Gabriel and South Pasadena but lower than those in Arcadia.

Figure 9: Apartment Rental Rates



source: Beven & Brock Property Management Company, March 31, 2001.

Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Alhambra with the maximum affordable housing costs to households of different income levels. Taken together, this information can reveal who can afford what size and type of housing, as well as indicate the type of households that would likely experience overcrowding or overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys for metropolitan areas across the country, including Los Angeles county. These income surveys are adjusted for differences in the type and size of a family. HUD uses these income levels to determine the maximum amount that a household could pay for housing and their eligibility for federal housing assistance. According to HUD, the 2000 Area

Median Family Income (MFI) for a four-person household in Los Angeles County is \$52,100.

Tables 13 and 14 provide the annual income for very low, low, and moderate income households by the maximum affordable housing payment based on the federal standard of 30 percent of gross household income. Standard housing costs for utilities, taxes, and property insurance are also shown. From the income and housing cost information, the maximum affordable home prices and rents are determined.

Table 13: Affordable Homeownership Costs by Income Category, Los Angeles County – 2000

Income Group (defined as % of County MFI)	Median Income ¹	Monthly Affordable Housing Cost	Property Taxes, Utilities, Home-ownership Insurance	Affordable Mortgage Payment	Maximum Affordable 30 Year Mortgage	Maximum Affordable Home Price ²
Very Low (0-50% MFI)	\$26,050	\$651	\$150	\$501	\$84,759	\$94,177
Low (51-80% MFI)	\$41,680	\$1,042	\$200	\$842	\$142,379	\$158,199
Moderate (81-120% MFI)	\$62,500	\$1,563	\$200	\$1,363	\$221,938	\$255,993

1 = Based upon 4-person household

2 = Calculation of affordable home sales price based on downpayment of 10%, annual interest of 7%, 30-year mortgage, and monthly payment of 30 percent of gross household income

Table 14: Affordable Rents by Income Category, Los Angeles County – 2000

Income Group (defined as % of County MFI)	Median Income ¹	Monthly Affordable Rent ²	Utility Allowance	Affordable Monthly Payment
Very Low (0-50% MFI)	\$26,050	\$651	\$80	\$571
Low (51-80% MFI)	\$41,680	\$1,042	\$80	\$962
Moderate (81 – 120% MFI)	\$62,500	\$1,563	\$80	\$1,483

1= Based upon 4-person household

2= Calculation of affordable rent is based on a monthly payment of 30 percent of gross household income

Very Low-Income (0 to 50 percent of MFI) – A four person very low income household can afford to pay up to \$571 in rent. Average rents for a two bedroom unit are \$930, well above the affordability for this group. Similar to most Los Angeles area communities, very low income households require some form of subsidy or affordable housing incentives to bring rents down to affordable levels.

Low-Income (51 to 80 percent of MFI) – Low income households can afford to purchase the median priced two-bedroom condominium or townhome. Low income households can also afford one-bedroom single-family homes; however, this is of inadequate size for a four-person household. Some form of assistance

is needed to facilitate low-income households with purchase of a home. With an affordable monthly payment of up to \$962, low-income households can afford to rent most apartments in the City.

Moderate-Income (81 to 120 percent of MFI) – A moderate-income household should be able to purchase a home of adequate size in Alhambra. With a maximum affordable home price of \$255,993, moderate-income households can afford the median-priced three-bedroom single-family home and all condominiums/townhomes in the City. However, the required downpayment and/or closing costs can still be an obstacle to home purchase for moderate-income households. Regarding rental units, moderate-income households can afford the full range of rental units available in Alhambra.

D. REGIONAL HOUSING NEEDS

State law requires that all regional councils of government, including the Southern California Association of Governments (SCAG), determine the existing and future housing need for its region. SCAG must also determine the share of need allocated to each city and county within its region, through a process called the Regional Housing Needs Assessment (RHNA).

1. Existing Housing Needs

In order to preserve and enhance the existing quality of life in the community, the City must measure and seek to alleviate housing problems. The Department of Housing and Urban Development (HUD) and SCAG have developed an existing need statement that details the number of households that overpay for housing, live in overcrowded conditions, or reside in substandard housing. The overcrowding and overpayment housing problems are defined below:

Overcrowding: A housing unit that is occupied by more than one person per room, excluding kitchens, bathrooms, hallways and porches, as defined by the Federal Government.

Overpayment: A household paying more than 30 percent of its gross income for rent or mortgage, including costs for utilities, property insurance, and real estate taxes, as defined by the Federal Government.

Overcrowding

Overcrowding occurs when the relatively high cost of housing either forces a household to double up with another household, or live in a smaller housing unit in order to be able to afford food and other basic needs. In either case overcrowding leads to more rapid deterioration of homes, and in the case of doubling up, more traffic and a shortage of on-site parking.

According to SCAG's 1999 Regional Housing Needs Assessment (RHNA), nearly 22 percent (10,874) of Alhambra households lived in overcrowded conditions, the majority of which were renters (4,703).

Overcrowding can also vary among the different household types. Table 15 details the prevalence of overcrowding among different household types and low-income households.

Table 15: Overcrowding Rates, 1990

Household Type	Percent Overcrowded Households	Percent of Owners	Percent of Renters	Percent Low Income
Total	22%	13%	28%	39%
Elderly	2%	0%	4%	48%
Small Related	23%	11%	31%	41%
Large Related	66%	48%	81%	37%
Other	2%	0%	2%	31%

Source: 1990 CHAS Data

As the table shows, large households had higher rates of overcrowding than all other household types, with two-thirds living in overcrowded conditions. Across all household types, renters had higher rates of overcrowding than did owners.

The Housing Element sets forth several policies and programs to alleviate household overcrowding, including (1) encouraging room additions; (2) provision of rental assistance; (3) participation in home ownership assistance programs; and (4) encouraging the development of units with three or more bedrooms.

Overpayment

Overpayment occurs when the cost of a desired unit is greater than the monthly affordable rent or mortgage payment for that household. Though it is not uncommon to overpay for housing, maintaining a reasonable level of cost burden, especially among lower income households, is an important goal.

In 1990, nearly 37 percent of households spent more than 30 percent of their income on housing. According to SCAG's 1999 RHNA, 38 percent (10,874) of households were overpaying. As shown in Table 16, 58 percent of households overpaying earned incomes that were less than 80 percent of the County MFI. Among the elderly, over 79 percent of households overpaying for housing earned less than 80 percent of the County MFI.

Like overcrowding, overpayment differs by tenure. Approximately 44 percent of renters spent more than 30 percent of their income on housing compared to 28 percent of owners. According to SCAG's 1999 RHNA, 7,553 renter households were overpaying and 3,321 owner households. Senior renter households are most impacted by overpayment, with 79 percent faced with a housing cost burden.

Table 16: Overpayment Rates, 1990

Household Type	Percent Overpayment by Household Type	Percent of Owners	Percent of Renters	Percent Low Income
Total	37%	28%	44%	58%
Elderly	79%	15%	58%	79%
Small Related	55%	32%	43%	55%
Large Related	60%	33%	47%	60%
Other	47%	32%	39%	47%

Source: 1990 CHAS Data.

2. Future Housing Need

SCAG allocates the future housing need of a City based on the City's share of the need for the region. SCAG calculates this future need based upon growth forecasts, as well as the units needed to replace unit losses, and units needed for a healthy vacancy rate.

In 1998, SCAG developed its **Regional Housing Needs Assessment (RHNA)** forecasts based on forecasts of population employment and households from 1998-2005. Based on these forecasts, SCAG determined that the construction need for Alhambra during the 1998-2005 planning period was 973 units, as adopted by SCAG in the Regional Housing Needs Assessment (Nov 1999). The City's construction need is comprised of the following 3 components: household growth (555 units), vacancy adjustment (-36 units), and housing unit losses (382).

The breakdown of Alhambra's construction need figures among the different income groups is presented in Table 17.

Table 17: 1998-2005 Housing Growth Needs by Income

Income Group	Units	Percent of Total
Very Low (0-50% MFI)	263	27%
Low (51-80% MFI)	185	19%
Moderate (81-120% MFI)	214	22%
Upper (Over 120% of MFI)	311	32%
Total Units	973	100%

Source: SCAG 1999 Regional Housing Needs Assessment

E. ASSISTED HOUSING AT RISK OF CONVERSION

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at risk analysis covers the period of July 1, 2000 through June 30, 2010.

1. Assisted Housing Inventory

Currently six assisted rental housing developments are located in the City. This includes all multi-family rental units assisted under federal, state or local programs. Table 18 details the assisted units in the City.

Table 18: Assisted Housing Inventory

Project Name	Tenant Type	Funding Source(s)	Units Subject to Conversion	Earliest Date of Conversion
Wysong Plaza	Elderly	HUD Section 202 Section 8	94	July 2024 March 2004
TELACU project	Elderly	HUD Section 202 Section 8	67	August 2049 June 2004
Burke Manor	Elderly	HUD Section 202 Section 8	74	January 2034 January 2014
Fourth & Main	Elderly	HOME	110	March 2047
Pasadena NHS	Family	HOME	11	March 2018
Hsu Apartments	Family	Redevelopment Agency	13	May 2020

Source: 1999 HUD database and City of Alhambra.

According to the inventory, there are six projects containing 369 assisted rental units in Alhambra. Three projects were financed under the HUD Section 202 program and maintain Section 8 contracts. Two projects were financed with HOME funds and one with Redevelopment Agency funds. A majority of the units provide housing for seniors and are owned and operated by non-profit corporations.

At-Risk Projects

Two projects are at-risk of conversion during the 10 year planning period: Wysong Plaza and TELACU, totaling 161 units. Both are at-risk due to expiring Section 8 contracts.

Wysong Plaza: Wysong Plaza was constructed in 1984 and is owned and operated by a non-profit corporation, National Church Residences. The complex contains 94 units which are available for rent to very low-income seniors. Numerous incentives were used to construct the project including density bonus, open space reduction, and reduced parking standards. The Section 8 contracts are due for expiration during this planning period, in March 2004.

TELACU Project: The TELACU project was constructed in 1999 and is owned and operated by a non-profit corporation, TELACU. The project contains 67 units

which are available for rent to very low-income seniors. Incentives used to construct the project include open space reduction, building length waiver, density bonus, front setback variance, wall mounted air conditioning units, and reduced parking standards. The Section 8 contracts are due to expire in June 2004.

Both projects charge rents according to the tenant's ability to pay. Residents must be very low income and are charged 30 percent of their adjusted gross income.

2. Preservation and Replacement Options

Preservation or replacement of at-risk projects can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; 3) replacement or development of new assisted multi-family housing units; and/or 4) purchase of affordability covenants. These options are described below, along with a general cost estimate for each.

Transfer of Ownership

Non-profit corporations currently own both of the at-risk projects in Alhambra. With this being the case, transfer of ownership is not needed.

Rental Assistance

The future availability of Section 8 funding is uncertain. In the event that Section 8 funding is no longer available, rent subsidies can be used to maintain affordability, by using local, state, or other funding sources. The subsidies can be structured to mirror the Section 8 program, whereby tenants receive the difference between the Fair Market Rent (determined by HUD and the local housing authority) and the maximum affordable rent of the tenant (30 percent of household income).

The feasibility of this alternative depends on the property owners' willingness to accept rental vouchers. In this case, the owners of Wysong Plaza and TELACU are likely to accept vouchers given that non-profit corporations own both projects, and the projects currently maintain rental subsidies.

Given the bedroom mix of the 161 at-risk rental units, the total cost of subsidizing the rent for the units at the very low income level is \$29,946 per month, as shown in Table 19. This translates into approximately \$359,000 annually and nearly \$7.2 million over a 20-year period.

Table 19: Required Rent Subsidies

Unit Size	Total Units	Fair Market Rents (FMR)	Hhold Size	Los Angeles County MFI= Very Low	Affordable Cost (30% of Household Income)	Utility Allowance	Per Unit Subsidy	Monthly Subsidy
1-br	161	\$592	1	\$18,250	\$456	\$50	\$186	\$29,946

Source: HUD Rent Data, 2000.

Construction of Replacement Units

The construction of new low-income housing units is another option to replace at-risk units that may convert to market rate. The cost of developing housing depends upon a variety of factors, including density, the size of the units, location, land costs, and the type of construction. The average cost for developing a one-bedroom unit is \$41,250, assuming an average development cost of \$55 per square foot, and a unit size of 750 square feet. However, when land costs are added to development costs, the overall cost of development rises substantially. Residential land costs in Alhambra range from \$20 to \$50 per square foot, and vary by location. Using \$35 per square foot as an average, and assuming an average density of 20 units per acre, land costs can be estimated at \$43,500 per unit.

Given the average total development cost of \$117,480 per unit, the cost of replacing the 161 at-risk units would be over \$18.9 million, which is much higher than the \$7.2 million for rental subsidies over a 20-year period.

Purchase of Affordability Covenants

Another option that will preserve the affordability of at-risk projects is providing an incentive package to owners to induce them to maintain the units as low-income housing. Incentives could include an interest rate write-down on the remaining loan balance, or supplementing the Section 8 subsidy to achieve market rents. The feasibility of this option depends on both the physical and financial condition of the complex. If the complex requires rehabilitation or is too highly leveraged, the cost of affordability covenants goes up. However, by providing lump sum financial incentives, on-going subsidies of rents, or reduced mortgage interest rates, the City can ensure that at-risk units remain affordable.

Cost Comparisons

Rental assistance provides the most feasible alternative for preserving Alhambra's two at-risk projects, given the likely willingness of the two non-profit owners to accept alternate subsidies if Section 8 contracts are not renewed, compared to the high cost of constructing new affordable units. Transfer of ownership is unnecessary since non-profit corporations own both assisted projects. The purchase of affordability covenants would also be a viable option, and could be used in conjunction with rent subsidies, lump sum financial assistance or mortgage interest rate subsidies.

Fortunately, neither of Alhambra's assisted rental projects is considered at high risk of conversion to market rate due to their non-profit ownership and likely continued renewal of Section 8 certificates.

A. MARKET QUALITY HOUSING

City action items have been used for the majority of housing at Alhambra in the last 10 years, and the City has been successful in securing the renewal of all of its Section 8 certificates. The City has also been successful in securing the renewal of all of its Section 8 certificates, and the City has been successful in securing the renewal of all of its Section 8 certificates.

B. QUALITY HOUSING FOR THE ELDERLY

Through the City's efforts, the City has been successful in securing the renewal of all of its Section 8 certificates, and the City has been successful in securing the renewal of all of its Section 8 certificates. The City has also been successful in securing the renewal of all of its Section 8 certificates, and the City has been successful in securing the renewal of all of its Section 8 certificates.

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C. QUALITY HOUSING FOR THE YOUTH

Through the City's efforts, the City has been successful in securing the renewal of all of its Section 8 certificates, and the City has been successful in securing the renewal of all of its Section 8 certificates. The City has also been successful in securing the renewal of all of its Section 8 certificates, and the City has been successful in securing the renewal of all of its Section 8 certificates. The City has also been successful in securing the renewal of all of its Section 8 certificates, and the City has been successful in securing the renewal of all of its Section 8 certificates.

D. QUALITY HOUSING FOR THE DISABLED AND ELDERLY

Through the City's efforts, the City has been successful in securing the renewal of all of its Section 8 certificates, and the City has been successful in securing the renewal of all of its Section 8 certificates. The City has also been successful in securing the renewal of all of its Section 8 certificates, and the City has been successful in securing the renewal of all of its Section 8 certificates.

3. CONSTRAINTS ON HOUSING PRODUCTION

The provision of adequate and affordable housing for all residents is an important goal for the City. However, there are many different factors that can encourage or constrain the development, maintenance, and improvement of the housing stock. These factors include market mechanisms, governmental regulations, and physical and environmental constraints.

A. MARKET CONSTRAINTS

Construction costs, land costs, and the availability of financing all contribute to the cost of housing production, which can hinder the development of affordable housing. To a large degree, the City has little control over these constraints, as the market dictates the costs. Through programs such as home ownership assistance, and the use of flexible design standards, the City can take steps to lessen these constraints.

1. Construction Costs

The single largest cost associated with building housing is the cost of the building materials, which account for between 40 and 50 percent of the sales price. According to the Construction Industry Research Board, construction costs for a single-family home range from \$60 to \$100 per square foot. Average multi-family construction costs range from \$40 to \$75 per square foot, and can be as high as \$60 to \$80 per square foot if one level of underground parking is required.

Though construction costs comprise a large portion of the total development cost of a project, these costs are fairly consistent throughout the County and therefore would appear not to constitute an actual constraint on housing production in Alhambra.

2. Land Costs

Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. Due to several market factors, including a limited supply of vacant land, and a wide variation in the amenities of different sites, land costs can vary a great deal in Alhambra. This point is verified by the Economic Development Department and a non-profit housing developer. Recently, the Economic Development Department sold lots in the Downtown area at a cost of \$50 per square foot for property zoned Commercial Planned Development, which conditionally permits residential uses when developed in conjunction with commercial. In the late 1990s, TELACU acquired property at 89 S. Chapel (in the Downtown area) to construct a 67-unit, HUD Section 202 low-income senior apartment complex at a cost of \$20 per square foot. This property was also zoned Commercial Planned Development.

3. Availability of Mortgage and Rehabilitation Financing

Though interest rates have fallen since their peak in the early 1980s, they still have a substantial impact on housing cost, which is felt by developers, purchasers, and renters alike. An additional obstacle for homebuyers continues to be the down payment required by lending institutions. The median sales price

of homes sold in Alhambra in February 2001 was \$187,500. A \$168,750 mortgage (based on a 10 percent down payment) amortized over 30 years at an interest rate of 8.0 percent would result in monthly payments of \$1,438, including property taxes and insurance. Assuming that a household will spend no more than 30 percent of its income on housing, the minimum qualifying income would be \$57,519, which eliminates very low and low-income households from the single-family housing market.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of the loan applicants. Table 20 shows the disposition of all home purchase loans for 1999, and assists in evaluating the availability of mortgage financing to low and moderate income households.

Table 20: Disposition of Home Purchase Loans, 1999

Applicant Income	Conventional Loans				Government-Assisted Loans			
	Total	% Approved	% Denied	% Other ¹	Total	% Approved	% Denied	% Other ¹
Low Income (<80% MFI)	200	72.5%	17.5%	10.0%	8	62.5%	37.5%	0.0%
Moderate Income (80%-120% MFI)	345	76.5%	10.4%	13.0%	52	78.8%	13.5%	7.7%
Upper Income (>120% MFI)	529	73.3%	12.3%	14.4%	66	74.2%	10.6%	15.2%
Total	1,109	73.3%	12.7%	14.0%	129	75.2%	14.0%	10.9%

Source: Home Mortgage Disclosure Act data, 1999

1= Other includes files closed for incompleteness and applications withdrawn by the applicant

As Table 20 shows, 1,238 households applied for loans to purchase a home in Alhambra during 1999. Of these, the majority (90 percent) applied for conventional loans, and 10 percent applied for government-assisted loans. Among the 1,109 applications for conventional loans, 73 percent were approved, while about 13 percent were denied and 14 percent were either closed for incompleteness or withdrawn. In comparison, government-assisted loans have a slightly higher approval rate at 75 percent.

For conventional loans, although the denial rate varied with the income levels of the applicants, the difference was relatively minor, with 13 percent of low- and moderate-income households denied a home loan compared to about 12 percent of upper income households. In contrast, lower income households had a worse chance of obtaining a government-assisted home loan than a conventional loan. The denial rate for government-assisted loans was 16 percent for low- and moderate-income households whereas for upper income households, it was about 11 percent.

Compared to home purchase loans, the pool of conventional and government-assisted home improvement loan applications in the City was much smaller. As shown in Table 21, of the 219 loan applications, 195 were conventional home improvement loans, while 24 were government assisted. As is the case in many jurisdictions, home improvement loans were more difficult to secure than home purchase loans. Of the 195 conventional home improvement loans, 69 percent were approved, while about 46 percent of government assisted were approved. For low- and moderate-income applicants, about 67 percent were approved for conventional loans, which was higher than the approval rate for upper income applicants, about 58 percent. A similar pattern was true for government-assisted loans; low- and moderate-income applicants were approved at a slightly higher rate than upper income applicants.

Table 21: Disposition of Home Improvement Loans, 1999

Applicant Income	Conventional Loans				Government Assisted Loans			
	Total Apps	% Approved	% Denied	% Other ¹	Total Apps	% Approved	% Denied	% Other ¹
Low (<80% MFI)	40	62.5%	32.5%	5.0%	3	0.0%	66.7%	33.3%
Moderate (80%-120% MFI)	47	70.2%	27.7%	2.1%	5	60.0%	40.0%	0.0%
Upper (>120% MFI)	71	57.7%	32.4%	9.9%	14	57.1%	42.9%	0.0%
Total	195	69.2%	25.6%	5.1%	24	45.8%	50.0%	4.2%

Source: Home Mortgage Disclosure Act (HMDA) data, 1999.

¹= Other includes files closed for incompleteness and applications withdrawn by the applicant.

B. GOVERNMENTAL CONSTRAINTS

Housing affordability is affected by factors in both the public and private sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development.

1. Land Use Controls

The Land Use Element of the Alhambra General Plan sets forth the policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. Housing supply and costs are affected by the amount of land designated for residential use and the density at which development is permitted. Two-thirds of the acreage in Alhambra is designated for residential use.

The Zoning Ordinance allows for a wide range of residential uses, with densities ranging from 5 units per acre in lower density residential areas, to 43 units per acre in the higher density multi-family zones and Downtown.

Table 22 summarizes the residential land use categories and their corresponding zone designations.

Table 22: Residential Land Use Categories

General Plan Land Use Category	Zoning Designation	Maximum Density dwelling units/acre (du/ac)	Residential Types
Low Density Residential	R-1	5 du/ac	Single Family Residences
Medium Density Residential	R-2	12 du/ac	Single-Family Residences and Multi-Family Residences (not condominiums)
High Density Residential	R-3	Up to 43 du/ac	Single-Family Residences and Multi-Family Residences (condominiums require a minimum of six units)
Valley Specific Plan	VSP	43 du/ac	Single-Family Residences and Multi-Family Residences

Source: Land Use Element, Alhambra General Plan; Alhambra Zoning Ordinance, Valley Boulevard Corridor Specific Plan.

Maximum densities permitted in the R-3 zone vary by location. For example, parcels with frontage only on Curtis or Electric Lanes have a maximum of 12 units per acre. All properties within 50 feet of properties designated as Low Density Residential or Medium Density Residential in the General Plan have a maximum of 18 units per acre and 24 units per acre, respectively. Parcels less than 20,000 square feet have a maximum of 24 units per acre whereas parcels larger than 20,000 square feet have a maximum of 30 units per acre. Parcels greater than 20,000 square feet within Central Business District have a maximum of 43 units per acre.

The City has adopted the Valley Boulevard Corridor Specific Plan to provide focused planning and development flexibility along this corridor. The Specific Plan provides for high densities, up to 43 units per acre. The Valley Boulevard Corridor Specific Plan establishes different standards for development than the Zoning Ordinance does for R-1, R-2 and R-3 zoned property, as discussed in detail below.

Residential uses are also conditionally permitted in the Commercial Planned Development (CPD) and Central Business District (CBD) zones. In the CPD zone, residential uses must be proposed in conjunction with commercial uses. Such residential uses are subject to the development regulations associated with the R-3 zone, which are discussed in detail below. In the CBD zone, residential uses on parcels of less than 20,000 square feet shall be developed at a density consistent with the high density residential designation of the General Plan (13-24 units per acre) and the provisions of the R-3 zone. Residential development on CBD parcels of 20,000 square feet or greater may be developed at a density of 13-43 units per acre.

2. Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health safety and welfare of local residents, as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. The Ordinance sets forth the City's residential development standards, including density, lot area, lot coverage, and parking. The standards are described in detail below and summarized in Table 23. A complete description of the development standards for R-1, R-2, and R-3 zones are included in the Appendix to this document.

Table 23: Residential Development Standards

Development Standard	Zone District			
	R-1	R-2	R-3	Valley Specific Plan
Maximum Density (dwelling units per acre)	5	12	Up to 43	43
Minimum Front Yard	25'	20'	20'	10'
Minimum Side Yard a. Main buildings b. Accessory structures	a. 5' + 1' for each story above first floor b. 3'			Interior – none Street – 10'
Minimum Rear Yard a. Main buildings b. Accessory structures	a. 20% of lot depth up to 15' b. 3'	a. 10' b. 3'		15' from R-1, R-2, or R-3 property
Max. Building Length	None established		95'	
Maximum Floor Area Ratio	0.3 to 0.35 depending on lot size	0.35	0.6 to 0.7 depending on lot size	None established
Maximum Lot Coverage	50% for 1 story 40 % for >1 story	45%	55%	
Max. Building Height a. Main buildings b. Accessory structures	a. 25' b. 15'		35' or 75' on certain streets	40', 3 floors
Minimum Unit Size (square feet)	Studio – 400 1 BR – 500 2 BR – 800 3 BR – 1100 >3 BR – 1100+ 150 for ea. add'l BR over 3			
Minimum habitable space	150 sq ft			
Minimum distance between buildings	6 feet	6 feet, 10 feet if both building used for residential purposes		
Minimum Lot Size	6,500 square feet			40,000
Open Space	None established		400 sq ft/du with 2 or more bedrooms or 300 sq ft/du with less than 2 bedrooms	

Table 23: Residential Development Standards

Development Standard	Zone District			
	R-1	R-2	R-3	Valley Specific Plan
Parking Spaces per unit	2 covered +1 uncovered for each 750 sq ft in excess of 2,000 sq ft	2 spaces +1 for each 750 sq ft in excess of 2,000; 2 car garage required for front units and 1 garage space for rear units	2 covered +1 for each add'l 500 sq ft of livable space in excess of 1,000 sq ft	

Source: Alhambra Zoning Ordinance and Valley Boulevard Corridor Specific Plan

Site Requirements: Maximum height and lot coverage rules limit the number of units constructed on a given lot. Maximum height can vary in the R-3 zone when adjacent to R-1 and R-2 zones. Maximum floor area increases with each increasingly dense zone. All residential zones require a front yard, the largest requirement being that of R-1 with 25 feet decreasing to 10 feet in the VSP zone. The Ordinance allows for variation in the front yard requirement in the case of streets with less than 60 feet of right of way. Side yard requirements are the same in the R-1, R-2, and R-3 zones, whereas the VSP zone allows no side yard on the interior and 10 feet on the street side. Side yard requirements can vary in all three residential zones in the case of corner and reversed corner lots. Minimum rear yard is 15 feet for R-1 and 10 feet for R-2 and R-3. When adjacent to any of the residential zones, the VSP zone rear yard must be a least 15 feet. Maximum lot coverage is 50 percent for one-story structures and 40 percent for structures greater than one story in the R-1 zone. In the R-2 zone, maximum lot coverage is 45 percent and in R-3 and VSP zones, it is 55 percent. All zones are subject to the same minimum unit size and habitable space requirements. The R-1 zone allows a 6-foot minimum between buildings, which increases to 10 feet in the R-2, R-3, and VSP zones if both buildings are used for residential purposes. The VSP zone has a minimum lot size of 40,000 square feet, whereas the minimum lot size is 6,500 square feet in R-1, R-2, and R-3 zones.

Parking Requirements: The R-1 zone requires two spaces within an enclosed garage for each unit. An additional parking space is required for each 750 square feet of gross floor area in excess of 2,000 square feet. Additional spaces may be uncovered and tandem parking may be permitted. The R-2 zone also requires two parking spaces for each unit, plus one additional space for each 750 square feet of gross floor area in excess of 2,000 square feet. For front units, a two-car garage is required; however, rear units only require one of the two spaces to be in a garage. Tandem parking may be permitted. The R-3 zone requires two covered spaces within a garage, plus one additional parking space for each 500 square feet of gross floor area in excess of 1,000 square feet. Development in the Downtown is higher density in nature and has underground parking that fulfills this requirement.

Open Space: Only the R-3 and VSP zones require common open space as a part of a development. The amount of required open space is dictated by the

number of bedrooms. For each dwelling unit with two or more bedrooms, 400 square feet of open space is required, and for each unit with less than two bedrooms, 300 square feet is required. Recreational amenities are required of all projects with four or more units. The amenities must include one or more of the following: pool, spa, recreation room with ping pong table and lounge furniture or billiard table, children's play equipment, barbecue and picnic table, tennis court, shuffle board, weight room, or sauna.

Flexible Development Standards

The Ordinance allows for flexible development standards in the R-3 zone to promote higher quality multiple family residential development, to encourage innovative design and efficient use of land which might otherwise be stifled by rigid development standards, to encourage consolidation of parcels, and permit developments to be judged on individual merits. The flexible development standards provision allows for variation from three of the provisions required by the R-3 zone, three provisions required by the property development standards, and three provisions required by the design standards. In addition, flexible parking standards may also be requested and are subject to approval by the Planning Commission. Flexible development standards are restricted to lots 40,000 square feet and larger. The City has used this tool several times.

Density Bonus for Very Low, Low and Moderate Income Households

In order to encourage the provision of housing for very low, low, and moderate income households, an applicant for a planned residential development (PRD) (all residential project are required to have a PRD permit) containing at least 10 units may request a density bonus of at least 25 percent and not more than 50 percent if the following circumstances exist: 1) at least 25 percent of the total units in a development are restricted to the rental or purchase by low and moderate income households, or 2) at least 10 percent of the total units in a development are restricted to the rental or purchase by very low income households. A project may qualify for both bonuses. The residences must be located in the Central Business District zone or within the area bounded by Woodward Avenue on the north, Chapel Avenue on the east, Commonwealth Avenue on the south, and Atlantic Boulevard on the west. Low and moderate income housing may be located Citywide if there is City or Redevelopment Agency involvement in the specific project. A program has been included to revise the density bonus provisions to be consistent with current State law.

In addition to applying for a density bonus, an applicant for a residential planned development of low and moderate income apartments may request flexible development standards, as previously described.

Density Bonus for Senior Housing

In order to encourage the provision of housing for senior citizens, an applicant for a PRD containing at least 10 units may request a density bonus of at least 25 percent and not more than 50 percent if the following circumstances exist: 1) if at least 50 percent of the units are restricted to the rental or purchase by senior citizens, then a density bonus of not more than 25 percent may be granted, 2) if

at least 25 percent of the units are restricted to the rental or purchase by low and moderate income senior citizens, then a density bonus of not more than 50 percent may be granted, 3) If at least 10 percent of the units are restricted to the rental or purchase by very low income senior citizens, then a density bonus of not more than 25 percent may be granted, or 4) if a percentage of the units are government subsidized, then the density bonuses may be increased by a factor between 2 and 4. A project may qualify for all four bonuses. The residences must be located in the Central Business District zone or within the area bounded by Woodward Avenue on the north, Chapel Avenue on the east, Commonwealth Avenue on the south, and Atlantic Boulevard on the west. Senior housing may be located Citywide if there is City or Redevelopment Agency involvement in the specific project. A program has been included to revise the senior housing density bonus provisions to be consistent with current State law.

In addition to applying for a density bonus, an applicant for a PRD of senior citizen apartments may request flexible development standards, as previously described.

3. Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites through appropriate zoning and development standards, to encourage the development of various types of housing. This includes single family housing, multifamily housing, mobile homes, emergency shelters, and transitional housing, among others. Various housing types are permitted under residential zones as well as conditionally permitted in two commercial zones; all are summarized in Table 24.

Table 24: Housing Types by Zone Category

Housing Types Permitted	Zone					
	R-1	R-2	R-3	VSP	CBD	CPD
Residential Uses						
Single-Family	✓	✓	✓	✓	C	C *
Multi Family		✓ (not condo)	✓	✓	C	C *
Mobile Homes	✓	✓	✓	✓	C	C
Mobile Home Parks	✓	✓	✓	✓	C	C
Second Units	C	C	✓			
Day Care Facilities						
State-licensed with 12 or fewer children	✓	✓	✓	✓	C	C
Non-state licensed with 7 or more children	C	C	C	C	C	C
Residential Care Facility						
Six or fewer persons	✓	✓	✓	✓	C	C
Seven or more persons	C	C	✓	✓	C	C
Other Residential Uses						
Boarding House			✓	✓	C	C

Table 24: Housing Types by Zone Category

Housing Types Permitted	Zone					
	R-1	R-2	R-3	VSP	CBD	CPD
Rest Home			✓	✓	C	C
✓ =Permitted c= Conditionally Permitted						

Source: Alhambra Zoning Ordinance

Note: * When in conjunction with commercial uses

Multi-Family Housing: Multi-family housing accounts for 48 percent of the total housing stock of the City. Multi-family developments are permitted in the R-2, R-3, and VSP zones, and conditionally permitted in CBD and CPD zones. The maximum densities are 12 dwelling units per acre in the R-2 zone, 24 dwelling units per acre in the R-3 and CPD zones, 43 units per acre in the VSP zone, and 24 to 43 units per acre (depending on lot size) in the CBD zone.

Second Units: Second units are conditionally permitted in the R-1 and R-2 zones when the property abuts the R-3 zone and permitted in the R-3 zone. These zones allow for the development of an auxiliary unit, subject to a conditional use permit (CUP). Addition of a second unit requires no additional parking spaces.

Mobile Homes/Manufactured Housing: According to the Department of Finance, there are 20 mobile home units in the City, as of January 2000. Individual mobile homes and mobile home parks are permitted in R-1, R-2, R-3, and VSP zones and conditionally permitted in the CBD and CPD zones. Individual mobile homes are subject to all of the property development standards required by the zoning ordinance.

Day and Residential Care Facilities: Day and residential care facilities of limited size (up to 12 children and up to six adult, respectively) are permitted in the R-1, R-2, R-3 and VSP zones and conditionally permitted in the CBD and CPD zones. Children's day care facilities of unlimited size are conditionally permitted in R-1, E-2, R-3, VSP, CBD, and CPD zones. Residential care facilities of unlimited size are permitted in the R-3 and VSP zones and conditionally permitted in R-1, R-2, CBD, and CPD zones.

Boarding Houses: The R-3 and VSP zones permit boarding houses and the CBD and CPD zones conditionally permit them.

Emergency Shelters/Transitional Housing: No explicit mention of emergency shelters or transitional housing is made in the Zoning Ordinance. A program has been included to revise the Valley Boulevard Corridor Specific Plan to address these types of housing in the Residential Specific Plan zone.

4. Fees and Improvements

The City assesses various development fees in order to cover the costs of permit processing (Table 25). Most of the fees charged by the City are flat fees based on the cost of services, with a few fees dependent on the size of the project. The fees are generally reasonable and comparable to fees throughout the region, therefore not constraining development in Alhambra. The total fees charged for two recent projects amounted to between \$7,600 and \$9,000 per unit (Table 26).

Table 25: Fee Schedule

Fee Type	Fees
<i>Planned Development Permits (PDP)</i>	
Base fee	\$205
Each of first five new units	\$245
Each additional unit	\$80
2 nd story add'n & add'n increasing gross living area over 50%	\$205
New single-family residences	\$205
Extension of approved PDP	30% of orig. fee
<i>Conditional Use Permits</i>	
Base fee	\$750
Each 5,000 sq. feet of building or use**	\$70
<i>Code Variations</i>	
First variance	\$795
Each additional variance	\$340
First modification	\$145
Each additional modification	\$25
<i>Public Works Department/City Engineer Review</i>	\$575
<i>Design Review</i>	\$75

Source: City of Alhambra *Planning, Zoning, and Architecture* handouts, 5/18/00.

Notes: ** No charge when in conjunction with a Planned Development Permit

Table 26: Per Unit Fees for Recent Developments

Fee Type	Multi-Family Development on Marengo Avenue, 24 attached units	Multi-Family Development on Almansor Street, 6 Townhomes
Tentative Tract Map (Total Project)	\$4,035	\$2,865
Design Review (Total Project)	\$75	\$75
Public Notice (Total Project)	\$75	\$75
Plan Check and Building Permit Fees (plan check, building, electrical, plumbing, mechanical, and grading permits)	\$64,381	\$20,311
Other Fees (school, sewer, sanitation)	\$65,717	\$18,607
New Construction Tax (Park Fee)	\$48,000	\$12,000
Total Development Fees	\$182,283	\$53,933
Total Per Unit Fees	\$7,595	\$8,989

Source: City of Alhambra, June 2001.

5. Permit and Processing Procedures

Development processing time is relatively short and expeditious due to the “One-Stop” Streamline Permit Process used by the Planning and Building Departments. Step-by-step guides were developed to help contractors and homeowners through the process. For large-scale projects, Agency staff conducts pre-construction coordination meetings with project proponents and all city staff whom play a role in the construction process to help ensure a smooth running project. Table 27 summarizes development review requirements for various types of applications. The time frame for review and approval by the Planning Commission is six to eight weeks. The average building permit plan check time frame is two to three weeks.

Table 27: Development Review Requirements

Application	City Staff	Planning Commission	City Council
General Plan Amendment	R	R	D
Rezone (adjustment to zoning map)	R	R	D
Zoning Ordinance Amendment	R	R	D
Parcel Map (subdivision of property into 4 parcels or less)	R	D	A
Tentative Tract Map	R	D	A
Condominium Conversion	R	D	A
Conditional Use Permit	R	D	A
Variance	R	D	A
Site Plan Review	R	D	A
Planned Development Permit	R	D	A
Recommendation (R): Reviews the proposed project and submits a recommendation.			
Decision (D): A decision to approve, approve with modifications, or deny is made and will stand unless appealed within 10 calendar days.			
Appeal (A): A decision made by the Planning Commission may be appealed. If a Planning Commission decision is appealed, a public hearing will be set for the City Council.			

Source: City of Alhambra, 2001.

All uses and structures within R1, R2, and R3 zones including all two-story, second story, or multistory additions must obtain a planned development permit which requires public noticing. All improvement within the downtown revitalization district must undergo design review.

6. Building Codes and Enforcement

In addition to land use controls, the local building codes also affect the cost of housing. The City has adopted the Uniform Building Code (UBC) which establishes the minimum standards for new construction. While the City can impose more stringent standards, the minimum standards must be the standards of the UBC. The City has no adopted standard above and beyond the UBC.

7. Infrastructure Constraints

The infrastructure of critical importance to the maintenance and development of new housing includes water facilities, sewerage facilities, streets and sidewalks. The provision and maintenance of these facilities in a community enhances not only the character of the neighborhoods but also serves as an incentive to homeowners to routinely maintain the condition of their homes. In the alternative, when public improvements are left to deteriorate or are overextended in use, the neighborhoods in which they are located become neglected and show early signs of deterioration.

Very little undeveloped residential land remains in the City. Future housing growth will occur on the in-fill sites, or integrated within commercial use. All necessary infrastructure is currently in place.

8. Route 710 Extension Project

Route 710 is a major north-south Interstate route used for inter-regional and intraregional commuting and shipping through an urbanized corridor, connecting the Ports of Long Beach and Los Angeles to the western San Gabriel Valley. Planned by the State to continue from Long Beach north to Interstate 210 in Pasadena, Route 710 terminates approximately one mile north of the San Bernardino Freeway (I-10), at Valley Boulevard in Alhambra. In 1998, the City of South Pasadena and its allies filed a lawsuit against Caltrans and the California Transportation Commission in State Court and a similar law suit in Federal Court. In 1999, the court issued an injunction preventing Caltrans from acquiring any additional properties for the 710 project. However, the injunction does not prevent Caltrans from doing planning or design.

When the 710 Extension Project is implemented, a total of five housing units in Alhambra will be impacted. The loss of five units can be absorbed by the underutilized residentially-zoned parcels within the City.

4. HOUSING RESOURCES

This section describes and analyses the resources available for development, rehabilitation, and preservation of housing in Alhambra. This includes the availability of land resources to satisfy regional housing needs, financial resources available to support the provision of affordable housing, and administrative resources to enable the City to carry out its housing activities. Finally, energy conservation techniques are discussed as ways to reduce utility costs.

A. AVAILABILITY OF SITES FOR HOUSING

An important component of the Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs as determined by SCAG. In Alhambra, residential growth will be focused in the following areas: underutilized R-2 and R-3-zoned properties; within the Central Business District area; targeted affordable housing sites; and along Valley Boulevard. The following summarizes the residential growth potential in each of these areas and concludes with a comparison of sites available to address the City's share of regional housing needs.

Residential-Zoned Parcels

As part of the 1994 rezone effort, the City undertook a detailed study of the development potential on properties zoned R-2 and R-3. Based on this prior study, the City estimates that 102 and 268 acres of underdeveloped properties remain in the R-2 and R-3 zones, respectively. Assuming development at a maximum intensity of 12 du/ac in R-2 and 24 du/ac on R-3 zoned parcels, the potential for development of 1,225 units in R-2 zones and 8,034 units in R-3 zones exists. (The City also provides for up to 30 units per acre in R-3 on parcels 20,000 square feet and greater in size, which would further increase unit potential in these areas.) Adjusting these numbers for existing units, development of underutilized parcels provide for a net increase of 590 units in R-2 and 3,095 units in R-3 or 3,685 units total, as shown in Table 28.

Table 28: Residential Development Potential on Residentially-Zoned Parcels

Zoning Designation	Maximum Residential Density (du/ac)	Underutilized	
		Lots	Potential Units ²
R-2	12	635	590
R-3	24 ¹	1,666	3,095
Total		2,301	3,685

Source: City of Alhambra, June 2001.

Notes: 1. Density of up to 30 du/ac for lots greater than 20,000 square feet in size are permitted as incentive to combine lots.

2. Represents development potential less existing units.

Between 1989 and 2001, Planning Commission records indicate that a net of 787 units were approved via intensification in residential neighborhoods. The number of new units developed through recycling varied from a low of zero during 1995 and 1996, to a high of 166 in 1989, with a 12 year annual average of 166 units. The City anticipates the level of residential recycling activity to continue to increase over the coming years due to growth pressures, a strong economy, and the lack of vacant residential sites.

Central Business Area

Within the Central Business District area, which includes the Central Business District (CBD) zone and Commercial Planned Development (CPD) zone, residential uses are conditionally permitted at various densities depending on lot size. In the CPD zone, residential uses must be provided in conjunction with commercial uses, and are subject to R-3 development standards. In the CBD zone, residential uses on parcels of less than 20,000 square feet may also be developed to R-3 standards, permitting up to 24 units per acre, without the requirement for commercial use. Residential development on CBD parcels of 20,000 square feet or greater may be developed at a density of up to 43 units per acre.

The City has a strong track record developing affordable and mixed use projects within the Central Business Area. Recently completed projects include the 67-unit TELACU project for low-income seniors, the 13-unit Third and Woodward project for moderate-income families, and the 110-unit Fourth and Main project for low-income seniors. During the previous planning period, projects included Burke Manor and Wysong Plaza, 75-unit and 94-unit complexes, respectively, for very-low income seniors. In addition, the Fifth and Woodward project is currently under development; it includes 13 ownership units for moderate-income families.

Potential Affordable Housing Sites

The Redevelopment Agency plays an active role in facilitating development of affordable housing, and has identified the following target sites which permit higher density development.

Edwards Theatres site (Bay State Street): The Alhambra Redevelopment Agency has entered into an Owner Participation Agreement (OPA) with Edwards Theatres for removal of an existing five-plex theater and redevelopment with affordable senior housing. The OPA calls for development of 197 rental units for low income seniors and 10 market-rate townhomes. A large state-of-the-art stadium style theatre is being constructed to replace these theatres.

210 – 216 Monterey Street: These parcels total over 18,000 square feet with the potential of adding a rear parcel pushing the total area to just under 23,000 square feet. The Agency envisions a 60 to 70 affordable rental units at this site.

West Main Corridor: Four parcels along the West Main corridor have been identified as potential sites for affordable housing. Two of the parcels, 2235 and 2901 West Main, are zoned R-3 and would allow 8 and 4 units, respectively. The parcels at 2424 and 2453 West Main are zoned CPD which conditionally permits residential development when in conjunction with commercial uses. At 2424 West Main, 20 units would be allowed and 5 units at 2453 West Main. Additional units could be achieved through density bonuses.

Fourth and Woodward Duplex: The Redevelopment Agency is working with a for-profit developer to acquire the site for construction of an affordable duplex project to accommodate large families.

Valley Boulevard Specific Plan

The City has adopted the Valley Boulevard Corridor Specific Plan to provide focused planning and development flexibility along this corridor. The Specific Plan provides for high densities, up to 43 units per acre on lots 40,000 square feet in size and larger.

Comparison of Site Inventory with RHNA

The Regional Housing Needs Assessment (RHNA) prepared by SCAG for the 1998-2005 planning period requires each community to plan for a certain number of housing units. This requirement is satisfied by identifying sites which could accommodate housing that is affordable to very low, low, moderate, and upper-income households. SCAG has determined that Alhambra's share of the region's housing needs is a total of 973 new housing units.

Construction Activity

Housing built from January 1, 1998 onward can be credited towards meeting the adequate sites requirement for the 1998-2005 RHNA. Between January 1998 and May 1, 2001, a total of 404 new housing units have been constructed or approved for construction in Alhambra, including 209 condominiums, 184 apartment units, 8 single-family residences, 1 duplex, and 1 second unit. Given local real estate market conditions and price information on the larger developments completed, these units can be assigned to the following income categories: 11 condominiums are low-income senior units, 52 are moderate income, and the remainder are upper income; 67 apartments are very low-income senior units, 110 are low-income senior units and the remaining 7 are moderate income; half of the single-family homes fall within moderate income price levels and half are upper income; the two duplex units are moderate income; and the second-unit is low income. The 177 very low- and low-income apartment units are in two affordable senior projects: the TELACU project and the Fourth and Main project. A majority of the 200+ condominium units developed during this period are associated with four mixed income housing projects: Almansor Court Townhomes, Fifth and Woodward senior project, Third and Woodward project, and Regency Court Plaza. In both the apartment and condominium projects, the City provided numerous regulatory incentives to achieve affordability, including density bonuses, reduced open space and parking, and modified setbacks. Subtracting these 404 units from the City's RHNA leaves a remaining construction need for 569 units, as indicated in Table 29.

Table 29: Remaining 1998-2005 RHNA

Units Constructed or Approved for Construction Between 1/98 and 5/01	Income Category				Total
	Very Low	Low	Moderate	Upper	
Subsidized Units					
Apartments	67	110			177
Condos		11	2		13
Duplex			2		2
Market Units					
Apartment			7		7
Condo			50	146	196
Second Unit		1			1
Single-Family Residence			4	4	8
Total New Units Constructed	67	122	65	150	404
RHNA	263	185	214	311	973
Remaining Units Needed	196	63	149	161	569

Source: City of Alhambra, June 2001.

Southern California Association of Governments, 2000.

Adequacy of Sites to Fulfill RHNA

Considering that approximately 3,685 new units can be accommodated on underutilized residential sites in Alhambra, and approximately 300 additional affordable units have been targeted by the Redevelopment Agency, the City has certainly designated adequate land to address its remaining RHNA of 569 units. The more important issue is whether targets for each affordability level can be met, especially those for lower- and moderate-income households.

Given land cost in Alhambra, lower-income units will likely be developed on underutilized R-3 parcels with permitted densities of 24–30 units per acre, depending on parcel size. Based on the residential sites analysis, a total of 3,095 units may be developed on underutilized R-3 lots assuming a density of 24 units per acre; this exceeds the City's remaining RHNA of 265 units for lower-income households. Furthermore, lower-income units will also be developed in the Central Business District Area, on sites targeted for Redevelopment Agency assistance, and on underutilized parcels within the Valley Boulevard Specific Plan.

Housing for moderate-income households can be accommodated on underutilized R-2 lots which have a maximum density of 12 units per acre. As indicated in Table 28, 590 potential new units may be developed on underutilized R-2 lots, well above the City's remaining RHNA of 161 for moderate income households. Future projects for moderate-income households are likely to include apartments and single-family homes on smaller, infill lots given real estate market conditions. Both housing types are explicitly permitted in the R-2 zone.

B. FINANCIAL RESOURCES

There are numerous potential funding sources available to support housing activities in the City. In many cases, a variety of funding sources must be used to complete a project, due to the high costs of development and limitations on the uses of the funds. Table 30 identifies those funding sources most widely used by municipalities and their eligible uses. The sources are grouped into four categories: federal resources, state resources, local resources, and private resources. The following describes several key sources of funds available for use in Alhambra.

Redevelopment Housing Set-Aside

State law requires the Community Redevelopment Agency to set-aside 20 percent of all tax increment revenue generated from redevelopment projects for affordable housing. The Agency's 20 percent set-aside funds must be used for activities that increase, improve, or preserve the supply of affordable housing in the City. Housing developed under this program must remain affordable to the targeted income group for at least 15 years for rental units and 10 years for ownership housing. During the 2000-2005 planning period, the Redevelopment Areas are projected to generate approximately \$1.25 million in housing set-aside funds, annually and will be available over the course of the planning period to finance City programs. On an annual basis, the funds will generally be distributed as follows:

Debt service on 4 th and Main project	\$180,000
Debt service on 3 rd and Woodward project	\$61,000
Administrative costs	\$325,000
Rehabilitation Program	\$100,000
First Time Homebuyer Program	\$150,000
New Construction Activity	\$434,000
Total Annual Budget	\$1,250,000

Assembly Bill 2080, enacted in September 1989, sets forth certain accounting and funding requirements for set-aside monies which allow the cities to defer payment of housing set-aside due to existing obligations. The City has elected to defer payments for fiscal years 1986 through 2000 and will fund the housing set-aside in subsequent years in accordance with a plan developed by the Agency. For fiscal years 1986 through 2000, the Agency's unfunded commitment for its low- and moderate-income housing program amounts to \$7,746,624. The City has recently adopted a new plan with a repayment schedule which does not start until 2010.

HOME Investment Partnership Program

The City receives an annual entitlement of funds from HUD under the HOME program. HOME funds can be used for activities that promote affordable rental housing and homeownership for construction, reconstruction, moderate or substantial rehabilitations, first-time homebuyer assistance, and tenant-based assistance. A federal priority for use of these funds is preservation of the at-risk housing stock. A city must also provide matching contributions on a sliding scale: 25 percent local contribution for rental assistance or rehabilitation, 33 percent for substantial rehabilitation, and 50 percent for new construction. In recent years, the City contributed HOME funds to assist the production of two affordable housing projects: development of 110 low income senior units at Fourth and Main, and rehabilitation of an 11 unit apartment project at 17 S. Olive now owned and operated by a local non-profit, Pasadena NHS.

The City anticipates receiving about \$725,000 of HOME funding annually between 2000 and 2005.

Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments to fund a wide range of community development activities for low-income persons. The CDBG program provides formula funding to larger cities and counties, while smaller cities (less than 50,000 population) generally compete for funding that is administered by the County. Alhambra is large enough to receive its own allocation of CDBG funds directly from HUD, and receives approximately \$1.9 million on an annual basis.

The CDBG program is flexible in that the funds can be used for a range of activities. Eligible housing activities include acquisition and/or disposition of real estate, relocation, rehabilitation and construction of housing, and home ownership assistance.

City of Industry Funds

Another financial resource accessible to Alhambra is the City of Industry Funds which can only be used by jurisdictions within a 15-mile radius of the City of Industry. Industry Funds are tax increment set-aside funds administered by the Los Angeles County Housing Authority. The Funds help finance affordable housing for seniors, families, and special needs populations, including domestic violence victims, emancipated foster youth, and those afflicted with AIDS/HIV. To be eligible for Industry Funds, proposed affordable rental housing development is required to set aside a minimum of 20 percent of the units for very low-income households. A proposed for-sale development must set-aside a minimum of 20 percent of the units for very low-income and/or low-income households to qualify for Industry Funds.

State Housing Funds

During the summer of 2000, California Governor Gray Davis signed the largest housing budget in State history, making available approximately \$500 million for affordable housing and related activities. The most substantially funded programs include (but are not limited to) the following: Rental Housing (\$177 million), Community Amenities/Development Incentives (\$110 million), Ownership Housing (\$100 million), Emergency Housing Assistance (\$32 million), and Supportive Housing for Minors Leaving Foster Care (\$25 million). The City will make efforts to qualify for a portion of these funds in partnership with non-profit organizations/service providers active in Alhambra and the San Gabriel Valley.

Table 30: Public and Private Resources for Housing and Community Development Activities

Program Type	Program Name	Description	Eligible Activities
1. Federal Programs a. Formula/Entitlements	Community Development Block Grant (CDBG)	Grants awarded to the City on a formula basis for housing and community development activities. Recipients must be low to moderate income (up to 80% MFI), or reside in a low and moderate income target area	- Acquisition - Rehabilitation - Home buyer assistance - Economic Development - Homeless Assistance - Public Services - Neighborhood Revitalization
	Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement projects. Jurisdictions must pledge its future CDBG allocations for repayment of the loan. Maximum loan amount can be up to five times the jurisdiction's most recent approved annual allocation. Maximum loan term is 20 years.	- Acquisition - Rehabilitation - Homebuyer assistance - Economic development - Homeless assistance - Public services
	Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units (certificates), or directly to tenant (vouchers). Section 8 tenants must be low income (up to 50% MFI). Administered by the Los Angeles County Community Development Commission.	Rental Assistance
	Emergency Shelter Grants (ESG)	Grants used to improve the quality of existing emergency shelters and to increase the number of sites for shelter provision.	- Renovation - Conversion of buildings - Rehabilitation - Operation costs
b. Competitive Programs	Section 202	Grants to non-profit developers of supportive housing for the elderly or disabled. Rental assistance is available to low income elderly persons (up to 50% MFI).	- Acquisition - Rehabilitation - New Construction - Rental Assistance - Support Services
	Home Investment Partnership Act (HOME)	Flexible grant program for housing activities that benefit low-income households. The City must apply competitively through the state for funding.	- New Construction - Acquisition - Rehabilitation - Home buyer assistance - Tenant based assistance
2. State Programs	Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time home buyers for the purchase of new or existing single family housing. Local agencies make certificates available	Home Buyer Assistance

Table 30: Public and Private Resources for Housing and Community Development Activities

Program Type	Program Name	Description	Eligible Activities
	California Housing Finance Agency (CHFA) Home Mortgage Purchase Program	CHFA sells tax exempt bonds to provide below market rate loans to first-time homebuyers. Program operates through lenders who originate loans for CHFA purchase.	Homebuyer Assistance
	California Housing Finance Agency (CHFA) Multiple Rental Housing Program	Below market rate financing offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgage money.	- New Construction - Rehabilitation - Acquisition
	Low Income Housing Tax Credit	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits are sold to people with high tax liability and proceeds are used to create housing.	- New Construction - Rehabilitation - Acquisition
3. City/County Programs	Redevelopment Housing Set-Aside Funds	20 percent of Agency tax increment funds are set-aside for affordable housing activities.	- New Construction - Rehabilitation - Acquisition
	City of Industry Funds	Cities within a 15-mile radius of the City of Industry may apply to the County for funding for special needs and low-income housing.	- New Construction - Rehabilitation - Acquisition
4. Private Resources/Financing Programs	California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi-family rental housing. Non-profit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
	Federal National Mortgage Association (Fannie Mae) Programs	Loan applicants apply to participating lenders for mortgage assistance	- Home Buyer Assistance - Rehabilitation - Down Payment Assistance
	Federal Home Loan Bank Affordable Housing Programs	Direct Subsidies to non-profit and for-profit developers and public agencies for affordable low income ownership and rental projects	New Construction
	Low Income Housing Fund (LIHF)	Non-profit lender offering below market interest, short term loans for affordable housing in both urban and rural areas. Eligible applicants include non-profit and government agencies.	- Pre-development costs - Site Acquisition - Construction - Rehabilitation

Table 30: Public and Private Resources for Housing and Community Development Activities

Program Type	Program Name	Description	Eligible Activities
	Private Lenders	The Community Reinvestment Act (CRA) requires certain regulated financial institutions to achieve goals for lending in low and moderate-income neighborhoods. As a result, most of the larger private lenders offer one or more affordable housing program, such as first-time homebuyer, housing rehabilitation, or new construction.	Varies, depending on the individual program offered by the bank.

Source: Compiled by CBA, Inc., April 2001.

C. ADMINISTRATIVE RESOURCES

Described below are public and non-profit agencies that have been involved or are interested in housing activities in Alhambra. These agencies play an important role in meeting the housing needs of the community. In particular, they are critical in the production of affordable units, improvement of the housing stock, and the preservation of at-risk housing units in the City.

Alhambra Redevelopment Agency: The Redevelopment Agency is responsible for coordinating activities within Alhambra's redevelopment project areas. A major function of the Agency is to assist in the rehabilitation and development of housing for low- and moderate-income households in the City. In the 1990s, the Agency assisted in the rehabilitation and/or development of seven major affordable housing projects and more recently, four projects. Table 31 summarizes the Agency's involvement in assisting in production of affordable housing.

Table 31: Redevelopment Agency Assisted Affordable Housing Projects in Alhambra

Year	Name	Address	Tenure	Target Population	Total # of Units	# of Affordable Units	Income Level
1990	Hsu Apartments	1805 W. Commonwealth	Rental	Family	13	13	Low/Mod
1991	Taveres	1701 W. Pepper	Ownership	Family	28	7	Moderate
1994	Burke Manor	15 N. Third Street	Rental	Senior	75	75	Very Low
1999	Fourth and Main	333 W. Main	Rental	Senior	110	110	Low
1999	TELACU	89 S. Chapel	Rental	Senior	67	67	Very Low
1999	Third and Woodward	120 N. Third Street	Ownership	Family	13	13	Moderate
1999	Pasadena NHS	17 S. Olive	Rental	Family	11	11	Low/Mod
2000	Almansor Court Townhomes	309 Almansor Ave	Ownership	Family	6	4	Moderate
2000	Olivas Duplex	1700 W. Pepper	Ownership	Family	2	2	Moderate
2001	Fifth and Woodward	480 W. Woodward	Ownership	Senior	32	7	Low
2001	Regency Court and Plaza	500 W. Main	Ownership	Family	80	16	Low/Mod

Source: City of Alhambra, 2001.

The East Los Angeles Community Union: TELACU is a non-profit community development corporation that provides affordable home-ownership opportunities for families, and apartment rentals for low-income senior citizens and the disabled. Since its establishment in 1968, the TELACU has built more than 1,000 senior apartment units in the Los Angeles area with HUD assistance. In Alhambra, TELACU has developed a 67-unit very low-income senior project that opened in October of 1999.

Pasadena Neighborhood Housing Services: Pasadena NHS provides affordable housing (rental property and homeownership) to families from low- to moderate-income levels. In Alhambra, NHS has served as its Community Housing Development Organization for the rehabilitation and management of 11 units that are available for rent by low- and moderate-income families.

Habitat for Humanity – San Gabriel Valley: Habitat for Humanity is a non-profit, Christian organization dedicated to building affordable housing and rehabilitating damaged homes for lower income families. Habitat builds and repairs homes for families with the help of volunteer and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor to build the homes. Land for new homes is usually donated by government agencies or individuals.

Community Housing Assistance Program (CHAPA) Inc.: CHAPA is a qualified Community Housing Development Organization (CHDO) that was founded in 1991. CHAPA has been a managing partner of approximately 50 partnerships totaling over 6,500 units of affordable housing. Their residential experience includes senior, multi-family, and first-time homebuyer projects. In Alhambra, CHAPA is serving as its CHDO for the construction of a 33-unit senior condominium project on the southeast corner of Fifth and Woodward.

D. OPPORTUNITIES FOR ENERGY CONSERVATION

As residential energy costs rise, increasing utility costs reduce the affordability of housing. The City has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an "energy budget". The following are among the alternative ways to meet these energy standards.

- Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- Alternative 2:** Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- Locating the structure on the northern portion of the sunniest portion of the site;
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions;
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face;
- Making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.

Utility companies serving Alhambra offer various programs to promote the efficient use of energy and assist lower income customers. These programs are discussed below.

Southern California Edison Programs

Southern California Edison offers a variety of energy conservation services under the Low Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control their electricity costs. Eligible customers receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. In addition, Edison participates in the California Alternate Rates for Energy (CARE) program which provides a 15 percent discount on electric bills for low-income customers.

Southern California Gas Programs

The Southern California Gas Company offers two direct assistance programs to limited income customers: (1) a no-cost weatherization (such as attic insulation and water blankets) and (2) a no-cost furnace repair and replacement service. The Gas Company also participates in the State CARE program, providing low-income customers with a discount on their gas bills.

5. HOUSING PLAN

Sections 2 through 4 establish the housing needs, opportunities, and constraints present within the City. The Housing Plan presented in this section first evaluates the accomplishments of the last adopted housing element and then presents the City's five-year Housing Plan. This Plan sets forth quantified housing goals, policies and programs to address the identified housing needs of the City.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

As part of the housing element update, jurisdictions must evaluate the accomplishments made under their adopted housing elements. Wherever possible, these results should be quantified, but may be qualitative where necessary. The purpose of this analysis is to critically evaluate the success of the current programs to aid in the development of an effective five-year program strategy for the updated element.

The City's last Housing Element was adopted in 1989. Table 1 in the 1989 Element identifies five-year program actions organized by five housing goals: accessibility, affordability, preservation, maintenance and rehabilitation, and new construction. In addition, the 1989 Element includes additional action items within the policy chapter of the Element. Table 32 reviews the progress in implementing these programs and action items since 1989. Several of these programs are a reflection of State law and have been reiterated in the 2000-2005 Housing Element. Where programs are no longer appropriate and have been eliminated; this is indicated in the Table.

Table 32: Housing Accomplishments Under 1989 Housing Element

Housing Program	1989 Objectives	Accomplishments/ Continued Appropriateness
Accessibility		
Neighborhood Public Improvement Program	Improve 10 units to make access by handicapped and elderly persons easier.	The Case Management Program was established in 1999 and has made improvements in 16 units to date.
Uniform Building Code Accessibility Standards	Improve 10 units to make access by handicapped and elderly persons easier. Continue to enforce provisions of UBC.	City will continue to implement ADA and UBC standards to provide accessibility.
Anti-Displacement Policy	Continue to implement Policy as expressed in the Redevelopment Plan.	By focusing Agency assisted residential development in the downtown, the City minimizes residential displacement. Where displacement does occur, relocation and replacement requirements will be adhered to.
Relocation Requirements on Private Developments	Continue to enforce existing requirements	The City provides relocation assistance and replacement housing. City will continue to ensure adherence to relocation and replacement requirements under Federal and State Redevelopment Law.

Table 32: Housing Accomplishments Under 1989 Housing Element

Housing Program	1989 Objectives	Accomplishments/ Continued Appropriateness
General Plan	Evaluate consistency between directed residential land use intensification and the Zoning Ordinance.	City undertook rezoning and corresponding General Plan Land Use Map revisions in the early 1990s. This program is no longer necessary.
	Prepare Annual Review Statement to evaluate progress made in implementing housing element policies and programs and in meeting housing goals	Redevelopment Agency prepares Annual Reports consistent with State law. The City will also begin preparing an Annual Report on implementation of General Plan and Housing Element.
	Continue to seek CDBG funding and prepare subsequent annual report for HUD	City submits annual Consolidated Plan to HUD for CDBG and HOME funds.
	Annually review Housing Assistance Plan to evaluate achievement of goals	City prepares a Consolidated Annual Performance and Evaluation Report (CAPER) which evaluates achievement of City housing goals.
	Evaluate housing programs to determine their status in meeting goals	The CAPER, Annual Report on Redevelopment Activities, and General Plan Annual Report all assist the City in evaluating programs.
	Revise Housing Element in 1994	The Housing Element timeframe was extended to 2000. The City is currently updating its Housing Element.
Fair Housing Counseling	Continue to provide landlord-tenant and fair housing counseling via contracts with San Gabriel Valley Fair Housing Council (SGVFHC).	The City contracts with SGVFHC for fair housing services and funds a fair housing counselor at City Hall four hours per week. Flyers for these services are provided at the library and City Hall. An annual landlord/tenant 1-day workshop is attended by approximately 100 individuals.
Affordability		
Density Bonuses for Very Low, Low and Moderate Income Households	Add 100 affordable units	One project (Burke Manor), creating 75 units, was granted a density bonus during this time frame. During this period, the City has continued to add affordable units. All density bonuses have been within Redevelopment Areas.
	Modify program to allow 50% bonus for providing at least 25% of units to very low income.	The City modified its density bonus ordinance to this end. As part of this Element, the City will review the Ordinance and revise as appropriate for consistency with State Law.
	Add 20 affordable units from this modification	Burke Manor (75 units), constructed in 1994, was granted a density bonus.
Section 8 Rental Assistance – Existing Units	Add 85 households to the program	Alhambra currently has 566 Section 8 households. Burke Manor, with 75 units, was developed during this timeframe and received project-based Section 8 certificates.
Section 8 Rental Assistance – New Units	Add 20 units to the program	The Section 8 new construction program is no longer an active

Table 32: Housing Accomplishments Under 1989 Housing Element

Housing Program	1989 Objectives	Accomplishments/ Continued Appropriateness
		program offered by HUD and has been eliminated from the Element.
New Construction Housing Assistance for seniors through Section 202 and Section 8	Build 75 units	An total of 75 senior units were constructed through the Section 202 program in one project: Burke Manor. An additional 202 project has been built during the current planning period totaling 67 units.
Density Bonus	Adopt special density bonuses to allow densities of up to 4 times the highest residential density to facilitate Section 202 projects.	Burke Manor, at a density of 150 du/acre and six stories in height, utilized this provision. The TELACU project, during the current planning period, also used the maximum density bonus.
Affordable Housing Incentives Program	Add 50 units through the use of incentives	For the Burke Manor project, incentives such as reduced building length, open space requirements, parking, and density bonus were utilized. The City allows up to 9 variations per project. The City will continue to utilize a variety of incentives to facilitate affordable housing.
Manufactured Housing Policy	Continue to allow manufactured housing on residentially zoned lots if meet design and zoning requirements.	The City will continue to implement this policy as required under State law.
Planned Unit Development Standards	Develop PUD standards to facilitate development of larger multi-family projects.	The City has not adopted PUD standards, but instead uses Development Agreements as a tool to facilitate larger multi-family projects. This program is no longer appropriate for the Housing Element.
Preservation		
Tax Exempt Rehabilitation Funding	Continue use of tax exempt financing through SB-99 and Marks Historical Financing	This program is no longer applicable. The City conducts all rehabilitation project consistent with SHPO regulations.
Survey of Historic Resources	Continue to survey historic buildings and investigate potential for historic designation.	In 1985 historic surveys of 2 neighborhoods were funded. These neighborhoods are currently monitored. No further surveys have been conducted. The program is no longer applicable.
Historic Preservation Ordinance	Adopt an ordinance to establish guidelines for preservation and protection of historic resources.	The City follows State or federal guidelines for historic resource preservation and does not deem adoption of a local ordinance necessary at this time.
Maintenance & Rehabilitation		
Property Maintenance Enforcement	Continue enforcement.	This program is a high priority and is funded with CBDG and Redevelopment Agency funds. Four officers and one supervisor are dedicated to code enforcement.
Housing Code Enforcement	Continue enforcement and provision of counseling to	The City coordinates code enforcement with available

Table 32: Housing Accomplishments Under 1989 Housing Element

Housing Program	1989 Objectives	Accomplishments/ Continued Appropriateness
	homeowners of sources for rehabilitation assistance.	rehabilitation assistance.
Residential Rehabilitation Rebates	Rehabilitate 200 units	The City has an extensive set of rehabilitation programs and chose to discontinue the rebate program in 1988 for lack of interest after an extensive marketing effort.
Low Interest Residential Rehabilitation Loans	Issue 20 loans.	The City averages 15 units per year via grants and loans.
	Investigate expansion of program through County Community Development Commission to allow all income levels participate.	The City expanded the program with the use of HOME funds for very low- and low-income owners, set-aside funds for low- to moderate-income, and CDBG for low-income. This level of funding provides for approximately 15 loans/grants annually.
	Issue 25 loans under expanded program.	See discussion above
Deferred Residential Rehabilitation Loans	Issue 85 loans.	See discussion above
Rental Rehabilitation Loans	Rehabilitate 35 units.	Using CDBG funds, the City provided rehabilitation assistance to approximately 20 rental units. This program has been expanded using set-aside funds.
New Construction		
Land Use Element of General Plan	Continue to update Land Use Element of General Plan	The City updated the Land Use Element in 1993 and 1994 as part of the residential rezone effort. The City has plans to update the entire General Plan during the 2000-2005 planning period.
Identification of Adequate Sites for Housing	Maintain the existing inventory of residentially zoned land.	The Redevelopment Agency maintains a high priority list of properties that it shares with potential developers. Given the scarcity of available sites, this remains an important program for the Element.
	Investigate the use of R-3 zoned property in the vicinity of major commercial streets for the development of affordable and transitional housing.	Burke Manor was developed to these specifications during the 1989-1997 period, and during the current planning period, 309 Almansor Ave was identified for development with Habitat for Humanity. This project fell through; however, the Almansor Court Townhomes were ultimately developed on this site with 4 moderate income units.
	Locate residential uses in reasonable proximity to employment centers.	The Agency's focus has been to provide housing near employment centers.
	Examine the feasibility of mixed use projects along major arterial streets.	The Agency has assisted in development of two mixed-use projects: Fourth and Main, and Regency Plaza. The City will continue to pursue the development of mixed use projects.

Table 32: Housing Accomplishments Under 1989 Housing Element

Housing Program	1989 Objectives	Accomplishments/ Continued Appropriateness
Land Writedown and Acquisition Program	Allow for construction of 100 units.	During the 1989-1997 period, the Agency acquired land in support of three affordable housing projects: 1) Fourth and Main, 2) Regency Court and Plaza, and 3) Third and Woodward. The total number of units constructed was 203.
Acquisition and Replacement	20 units	The Agency has adopted a housing replacement plan and has a credit of units replaced.

Source: City of Alhambra, 2001.

Comparison of 1989-1994 RHNA with Units Constructed during 1989-1997

According to the City's 1989 Housing Element, Alhambra had a total regional housing need (RHNA) of 1,614 units to be produced between 1989 and 1994, including 298 very low-, 391 low-, 319 moderate-, and 606 upper-income units. While the RHNA originally covered the 1989 to 1994 planning period, the RHNA has been extended through December 1997 based on direction from the State Department of Housing and Community Development to reflect the revised housing element cycle. Housing developed as of January 1998 is applied to the City's future RHNA for the 1998-2005 period.

Between 1989 and 1997, a net total of 449 units were built in Alhambra. Based on the affordability limits explained in the Needs Assessment and City staff's knowledge of the sales prices and rents in these projects, the units constructed during the previous Housing Element cycle were allocated among the four income groups, as shown in Table 35. 130 lower income units were developed consisting of rental apartments and second units. 104 moderate-income units were developed and included a mix of apartments, condos, second units, and single-family residences. And, 215 upper income units were built, consisting of two apartment buildings, condominiums, and some single-family homes. As shown in Table 33, over half of the units constructed were affordable to low- and moderate-income households.

Table 33: Goals and Accomplishments for 1989 RHNA

Income Category	1989 to 1997 Goal		Accomplishment	
	Number	Percentage	Number	Percentage
Very Low	298	18%	1	0%
Low	391	24%	129	29%
Moderate	319	20%	104	23%
Upper	606	38%	215	48%
Total	1,614		449	

Source: SCAG and City of Alhambra, 2001.

The City fell short of the 1989 RHNA for a number of reasons. First, prior to 1996, the Redevelopment Agency was deferring its housing set-aside obligation due to preexisting projects as allowed by California Redevelopment Law and since this time has been

contributing about \$1 million a year to the set-aside fund. Second, the City has been receiving HOME funds since 1992 but interim rules prevented permanent programs from being adopted before 1994. These two funding sources have allowed the City to initiate a more pro-active affordable housing development program, with numerous projects coming on-line during the current planning period. Finally, the economic recession which impacted most of the State in the early to mid 1990s played a role in the City's ability to meet its prior RHNA. The RHNA was developed prior to the recession and assumed that the economic prosperity experienced in the late 1980s would continue in the 1990s. In actuality, residential construction activities were significantly lower than the levels projected by SCAG throughout the region. This assertion is further supported by records of the Alhambra Planning Commission's project approvals. Project approvals in the early 1990s tapered off until no project was approved in 1995 and 1996, with development activity again picking up in the late 1990s.

B. HOUSING ELEMENT GOALS AND POLICIES

This section of the Housing Element contains the goals and policies the City intends to implement to address a number of important housing-related issues.

Housing Conservation and Maintenance

- Goal 1.0** **To maintain and improve the quality of existing housing and residential neighborhoods in Alhambra.**
- Policy 1.1** Continue to provide rehabilitation and home improvement assistance to low-and moderate-income households, seniors, and the disabled.
- Policy 1.2** Provide for the rehabilitation of existing housing in areas designated for the preservation of existing neighborhood character and density.
- Policy 1.3** Promote increased awareness among property owners and residents of the importance of property maintenance to long-term affordable housing.
- Policy 1.4** Preserve and improve the quality of affordable rental housing by providing rehabilitation assistance to owners of rental properties.
- Policy 1.5** Cooperate with non-profit housing providers in the acquisition and rehabilitation of older apartment complexes, and maintenance as long term affordable housing
- Policy 1.6** Ensure the preservation of architecturally and/or historically significant residential structures where feasible.

Provision of Housing

- Goal 2.0** **To assist in the provision of adequate housing to meet the needs of the community. Establish a balanced approach to meeting housing needs that includes the needs of both renter and owner households.**
- Policy 2.1** Use financial and/or regulatory incentives where feasible to encourage the development of affordable housing.
- Policy 2.2** Provide homeownership assistance to low- and moderate-income households.
- Policy 2.3** Support the provision of rental housing that accommodates large families.
- Policy 2.4** Facilitate the development of senior housing with supportive services.
- Policy 2.5** Encourage the construction of apartment complexes with strong on-site management.
- Policy 2.6** Promote the City's affordable housing programs with employers in Alhambra.

- Policy 2.7** Partner non-profit organizations and affordable housing builders with for-profit developers.

Provision of Adequate Sites

- Goal 3.0** To provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's share of regional housing needs.
- Policy 3.1** Continue to provide opportunities for infill housing development in the City's redevelopment areas and Central Business Area.
- Policy 3.2** Promote mixed-use development where housing is located adjacent to jobs, shopping, services, schools, and leisure opportunities.
- Policy 3.3** Identify available infill lots for future housing development opportunities.
- Policy 3.4** Explore reuse opportunities where appropriate on obsolete commercial or industrial sites.

Removal of Governmental Constraints

- Goal 4.0** To mitigate potential governmental constraints to housing production and affordability.
- Policy 4.1** Offer financial and/or regulatory incentives, where feasible, to offset or reduce the costs of developing affordable housing.
- Policy 4.2** Periodically review City regulations, ordinances, and residential fees to ensure that they do not constrain housing development and are consistent with State Law.
- Policy 4.3** Maintain the City's "One-Stop" Streamline Permit Process.
- Policy 4.4** Pursuant to State law, continue to provide zoning provisions which allow second residential dwelling units on single-family lots in the R-2 and R-3 zones as a means to meet some affordable housing demand.

Equal Housing Opportunity

- Goal 5.0** To promote equal opportunity for all residents to reside in housing of their choice.
- Policy 5.1** Continue to enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing on the basis of race,

religion, family status, national origin, physical handicap, or other such circumstances.

- Policy 5.2** Provide that displacement of low-income households is avoided and, where necessary, is carried out in an equitable manner.
- Policy 5.3** Encourage the provision of adequate housing to meet the needs of families of all sizes.
- Policy 5.4** Promote housing which meets the special needs of elderly persons, the disabled, and those in need of transitional housing, such as the homeless.

Housing Element Maintenance

Goal 6.0 To ensure that City housing goals are met.

- Policy 6.1** The City shall prepare an Annual Review Statement, as per Section 65588 of the Government Code, to evaluate the progress made in implementing housing element policies and programs and in meeting the City's housing goals.
- Policy 6.2** The City shall continue to apply to HUD for Community Development Block Grant (CDBG) and HOME funding and monitor progress through the Consolidated Annual Performance Evaluation Report (CAPER).
- Policy 6.3** The Redevelopment Agency will prepare a Five Year Implementation Plan and annually report on Agency housing activities.

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address the identified needs from the Needs Assessment, and are implemented through a series of programs offered through City departments. The housing programs define the specific actions the City will undertake to achieve specific goals and policies. Alhambra's housing programs address the following five major areas:

- Maintaining and preserving the existing affordable housing stock
- Assisting in the provision of affordable housing
- Removing governmental constraints, as necessary
- Providing adequate sites to achieve a variety and diversity of housing
- Promoting equal housing opportunity.

The housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the above five areas. The housing programs discussed in this section include existing programs as well as new programs that have been added to address the unmet housing needs. The Program Summary (Table 34) included at the end of the section specifies the goal, five year objective, funding source, and responsible agency for each program.

Maintenance and Preservation of the Housing Stock

Preserving the existing housing stock is an important goal for the City. Through neighborhood and home improvement programs, the City maintains the condition of existing housing units. In addition, the City maintains affordability through the use of Section 8 vouchers.

1. *Single-Family Rehabilitation Programs*

The City places a high priority on maintaining the quality of its housing, which includes room additions for households that are currently overcrowded, and provides an extensive range of rehabilitation assistance programs in support of this goal. The City offers a series of grants and loans using HOME and redevelopment set-aside funds based upon the nature of the rehabilitation work required and the income level of the homeowner. The last three programs (f, g, and h) utilizing set-aside funds were initiated to fill the need to assist those persons of moderate-income who may not meet the federal income limits associated with use of HOME funds.

- a) **Moderate Rehabilitation Grant:** Provided for rehabilitation projects less than \$5,000 in cost and the income of the applicant is 60 percent or less of County median income.

- b) **Moderate Rehabilitation Deferred Loan at 0%:** Rehabilitation cost is more than \$5,001 but does not exceed \$25,000 and the income level of the applicant is less than 80 percent of median income.
- c) **Substantial Rehabilitation Deferred Loan at 0%:** Rehabilitation project cost exceeds \$25,001 and the income level of the applicant does not exceed 65 percent of the median income.
- d) **Substantial Rehabilitation Loan at 0%:** Rehabilitation cost exceeds \$25,001 and the income level of the applicant is between 66 percent and 75 percent of median income. Repayment schedule is based upon the ability to repay determined by the housing payment for the existing mortgage(s) and the rehabilitation loan repayment does not exceed 30 percent of the applicants adjusted gross income. In the event that such repayment would exceed 30 percent, the minimum repayment to the City would be repayment of \$10 per month until repaid or the property is sold, transferred, or assigned to any persons not on the existing deed at the time of the rehabilitation loan approval.
- e) **Substantial Rehabilitation Loan at 3%:** Rehabilitation cost exceeds \$25,001 and the applicant income is at least 76 percent but does not exceed 80 percent of median income. The repayment schedule is based upon the ability to repay based upon the same criteria noted in the Substantial Rehabilitation Loan at 0 percent guideline with only one differentiation. The applicant's repayment must be a minimum of \$25 per month if the total housing payment for existing mortgage(s) and the rehabilitation loan repayment based upon a 20 year repayment schedule does not exceed 30 percent of their payment.
- f) **Agency Emergency Loan Assistance:** Provides assistance quickly to single-family homeowners whose incomes do not exceed 120 percent of median income to make health and safety related repairs. The interest rate for loans is either 2 percent or 3.5 percent for households at 81 to 100 percent of median income and 101 to 120 percent median of income, respectively.
- g) **Agency Substantial Rehabilitation Program:** Provides assistance to those property owners whose incomes do not exceed 120 percent of median income and whose total improvement work cost exceeds 25 percent of the total pre-rehabilitation value of the property. The interest rate for loans is either 2 percent or 3.5 percent for households at 81 to 100 percent of median income and 101 to 120 percent of median income, respectively.
- h) **Self Help Housing Rehabilitation Program:** Allows the property owner of the property whose incomes do not exceed 120 percent of median income to be their own general contractor if the total job does not exceed \$15,000

Five-year Program Objective: To provide homeowner rehabilitation assistance to 5 very low, 10 low, and 5 moderate income households, annually.

2. Rental Rehabilitation Program

- a) **Agency Rental Rehabilitation Program:** Using set-aside funds, the City offers a 5 percent interest loan to owners whose properties contain low- to moderate-income tenants in 100 percent of the units. Funds may be used for interior and exterior repairs to bring the property in conformance with all existing building and municipal codes governing housing within the City.
- b) **Multi-unit Rehabilitation Program:** This CDBG funded program focuses rehabilitation assistance on those multi-unit properties that are most blighted or in an extremely deteriorated neighborhood. The program grants the first \$5,000 of assistance for mandated repairs such as exterior painting, landscaping, fencing, and general yard clean up. The remainder of the assistance is structured as a loan, providing, a maximum of \$7,000 per unit to rehabilitate code deficient and deferred maintenance repairs. The loan terms vary to favor those properties with the greatest number of very low-income tenants. Affordability limitations, which range from a minimum of five years to a maximum of 15 years, depending on the amount of money provided for assistance, will ensure continued affordability to existing and future residents of these properties. An additional component of the program is the close coordination between the Housing Division and Code Enforcement Division to identify the most blighted properties.

Five-year Program Objective: To provide rental rehabilitation assistance to upgrade 3 very low-, 8 low-, and 4 moderate-income units, annually.

3. Code Enforcement

The Code Enforcement Division is responsible for providing uniform enforcement regarding a variety of municipal, state, and county codes regulating property maintenance, zoning, land use, and other health and safety concerns. The primary goal of regulation is to provide reasonable controls for the maintenance, rehabilitation, preservation, and conservation of existing properties – both commercial and residential. The Code Enforcement program is staffed with a Code Enforcement Manager, four code enforcement officers and a clerical assistant. During fiscal year 1999/2000, Code Enforcement received over 5,000 complaints, and officers observed over 4,000 violations that were notified or cited.

Five-year Program Objective: The City will continue to implement the code Enforcement program to bring substandard housing units into compliance with City building and property maintenance codes.

4. *Preservation of At-Risk Housing*

Two housing developments with a total of 161 units have been identified to be at risk of conversion to market-rate uses between 2000 and 2010: Wysong Plaza (94 units) and the TELACU project (67 units). As indicated in the earlier analysis, neither project is considered at high risk of conversion due to their non-profit ownership and likely continued renewal of Section 8 certificates. Nonetheless, the City will take the following actions to preserve the at-risk affordable units in these two projects.

- a) **Monitor the Status of Section 8 Legislation:** The project-based Section 8 program is undergoing constant and substantial changes which make planning for the preservation of at-risk units a difficult task. City Housing staff will monitor the legislative changes concerning the Section 8 program in order to be strategically prepared for the potential conversion of at-risk projects.
- b) **Monitor At-Risk Units:** The City will monitor the at-risk project through annual contact with the property owners regarding their long-term plans for the projects. A year before the expiration of affordability controls, the City will work with the owner to ensure continued affordability.
- c) **Conduct Tenant Education:** The California Legislature passed AB 1701 in 1998, requiring property owners to give a nine-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Los Angeles County Housing Authority and other affordable housing opportunities in the City.

Five-year Program Objective: The City will maintain close contact with property owners to ensure that the units maintain their affordability.

5. *Section 8 Rental Assistance*

The Section 8 rental assistance program assists very low-income households in paying their monthly rent. Under the program, the tenant contributes 30 percent of their monthly income toward rent, while the Section 8 certificate or voucher will pay for the remainder of the monthly rental cost. The Los Angeles County Housing Authority coordinates rental assistance on behalf of the City, and provides assistance to 566 households.

Five-year Program Objective: Continue rental assistance to 566 households, with additional assistance provided, as funding becomes available.

Assist in the Provision of Affordable Housing

The Redevelopment Agency actively facilitates the production of affordable for-sale and rental housing through the provision of both financial and regulatory incentives, and will continue to do so. To enable more households to attain homeownership in Alhambra, the City currently offers two first-time homebuyer programs and participates in the Mortgage Credit Certificate Program and Fresh Rate Program.

6. Homeownership Programs

- a) **First Time Homebuyer Program:** Using HOME funds, the City offers residents of Alhambra with 80 percent or below median income and downpayment assistance of up to \$25,000. The goal of the program is twofold: to increase the percentage of homeowners in the community, and to further assist the stabilization of residential neighborhoods by increasing the number of those persons who have a stronger economic stake in the overall appearance of their neighborhoods.
- b) **Redevelopment Agency First Time Homebuyer Program:** Using set-aside funds, the City provides downpayment assistance to moderate income persons between 81 percent and 120 percent of median income. Maximum assistance is \$25,000 citywide and \$35,000 in targeted areas.
- c) **Mortgage Credit Certificate:** The Mortgage Credit Certificate program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years. MCCs can be used in conjunction with the First Time Homebuyer Programs the City offers.
- d) **Fresh Rate Program:** The Independent Cities Lease-Finance Authority operates the Fresh Rate Program. The program offers a 4 percent grant toward the purchase of a home for individuals whose incomes do not exceed 120 percent of median income. The program operates on a first come, first serve basis.

Five-year Program Objective: Provide homeownership assistance to 10 low- and 10 moderate-income households, annually.

7. Affordable Housing Development

For-profit and non-profit developers play an important role in providing affordable housing in Alhambra. The City has provided land, regulatory incentives, and

direct financial assistance to a number of developers to provide both ownership and rental housing to very low-, low-, and moderate-income households. In recent years, the Redevelopment Agency has worked with a number of for-profit developers on an affordable housing projects in the City including Westgate Development, Jan Development, and KCH Partnership. Non-profits active in Alhambra include Pasadena Neighborhood Housing Services, TELACU, CHAPA, and National Church Residences.

Five-year Program Objective: The City will continue to provide financial incentives - through Redevelopment Set-Aside and HOME funds - and regulatory incentives - including but not limited to density bonuses, reduced open space and parking requirements, and modified setbacks - to private developers to increase the supply of affordable housing. The City will focus a portion of Agency assistance towards rental projects which meet the needs of very low- and low-income renters and large families.

Removal of Constraints

The City is committed to removing governmental constraints that hinder the production of housing. In addition to "One-Stop" Streamline Permit Process and flexible development standards already in place, the City proposes revisions to their existing senior and low- and moderate-income density bonus ordinances to expand their application.

8. "One-Stop" Streamline Permit Process

The Planning and Building Departments have streamlined the permit process to provide contractors and homeowners with an easy step-by-step guide to the permit process. On large-scale projects, Agency staff conducts pre-construction coordination meetings with project proponents and all City staff whom play a role in the construction process to help ensure a smooth running project.

Five-year Program Objective: The City will continue to offer one-stop streamlined permit processing.

9. Flexible Development Standards

The City allows for flexible development standards in the R-3 zone to promote higher quality multiple family residential development, to encourage innovative design and efficient use of land which might otherwise be stifled by rigid development standards, to encourage consolidation of parcels, and permit developments to be judged on individual merits. The flexible development standards provision allows for variation from up to three of the provisions required by the R-3 zone, three provisions required by the property development standards, and three provisions required by the design standards. In addition, flexible parking standards may also be requested and are subject to approval by the Planning Commission. Flexible development standards are restricted to lots 40,000 square feet and larger. The City has used this tool several times to facilitate development of housing.

Five-year Program Objective: The City will continue to use flexible development standards to facilitate the development of housing.

10. *Revision of Senior Density Bonus Ordinance*

In order to encourage the provision of housing for senior citizens, an applicant for a PRD containing at least 10 units may request a density bonus of at least 25 percent and not more than 50 percent if the following circumstances exist: 1) if at least 50 percent of the units are restricted to the rental or purchase by senior citizens, then a density bonus of not more than 25 percent may be granted, 2) if at least 25 percent of the units are restricted to the rental or purchase by low and moderate income senior citizens, then a density bonus of not more than 50 percent may be granted, 3) if at least 10 percent of the units are restricted to the rental or purchase by very low income senior citizens, then a density bonus of not more than 25 percent may be granted, or 4) if a percentage of the units are government subsidized, then the density bonuses may be increased by a factor between 2 and 4. A project may qualify for all four bonuses. Currently, the residences must be located in the Central Business District zone or within the area bounded by Woodward Avenue on the north, Chapel Avenue on the east, Commonwealth Avenue on the south, and Atlantic Boulevard on the west. Senior housing may be located Citywide if there is City or Redevelopment Agency involvement in the specific project.

Five-year Program Objective: The City will review the Senior Density Bonus Ordinance and revise it to be consistent with current State law during the 2001/2002 fiscal year.

11. *Revision of Low- and Moderate-Income Density Bonus Ordinance*

In order to encourage the provision of housing for very low, low, and moderate income households, an applicant for a planned residential development (PRD) (all residential project are required to have a PRD permit) containing at least 10 units may request a density bonus of at least 25 percent and not more than 50 percent if the following circumstances exist: 1) at least 25 percent of the total units in a development are restricted to the rental or purchase by low and moderate income households, or 2) at least 10 percent of the total units in a development are restricted to the rental or purchase by very low income households. A project may qualify for both bonuses. Currently, the residences must be located in the Central Business District zone or within the area bounded by Woodward Avenue on the north, Chapel Avenue on the east, Commonwealth Avenue on the south, and Atlantic Boulevard on the west. Low and moderate income housing may be located Citywide if there is City or Redevelopment Agency involvement in the specific project.

Five-year Program Objective: The City will review the Low- and Moderate-Income Density Bonus Ordinance and revise it to be consistent with current State law during the 2001/2002 fiscal year.

Provision of Adequate Sites

Meeting the housing needs of all residents of the community requires the provision of adequate sites for all types of housing. By capitalizing on the allowances of the current zoning code and continuing to maintain an inventory of potential sites, the City will assure that an adequate amount of residentially zoned land is available. In addition, the City will revise the Valley Boulevard Corridor Specific Plan to conditionally permit transitional housing/emergency shelters west of Freemont Avenue.

12. *Vacant/Underutilized Sites Inventory*

As part of the Housing Element update, an underutilized sites analysis was performed based on the City's 1994 rezone effort. The analysis evaluated the development potential in the R-2 and R-3 zones. Additionally, more general development potential within Redevelopment Areas was examined. The results of this analysis illustrated that Alhambra has adequate sites to accommodate its share of regional housing needs. Based on the analysis, the City will continue to make available to developers a list of vacant properties that are available for future residential development.

Five-year Program Objective: The City will continue to provide appropriate land use designations and maintain an inventory of sites suitable for residential development, coupled with incentives for the development of affordable housing, to address its share of the region's housing needs.

13. *Residential Development in Central Business Area*

Within the Central Business District area, which includes the Central Business District zone and Commercial Planned Development zone, residential uses are conditionally permitted at various densities depending on lot size. In the CPD zone, residential uses must be proposed in conjunction with commercial uses. Such residential uses are subject to the development regulations associated with the R-3 zone. In the CBD zone, residential uses on parcels of less than 20,000 square feet shall be developed at a density consistent with the high density residential designation of the General Plan (13-24 units per acre) and the provisions of the R-3 zone. Residential development on CBD parcels of 20,000 square feet or greater may be developed at a density of 13-43 units per acre. As stated in the General Plan Land Use Element, the CBD is intended to be a multi-purpose residential and commercial district. To this end, the Redevelopment Agency has assisted in the construction of five affordable housing projects in the Central Business Area: the 67-unit TELACU project for low-income seniors, the 13-unit Third and Woodward project for moderate-income families, the 110-unit Fourth and Main project for low-income seniors, the 75-unit Burke Manor for very low income seniors, and the 94-unit Wysong Plaza for very-low income seniors.

Five-year Program Objective: The City will continue to pursue affordable residential development in the Central Business Area as a means of enhancing the 24-hour vitality of the downtown.

14. *Residential Development in Valley Boulevard Specific Plan Area*

The City has adopted the Valley Boulevard Corridor Specific Plan to provide focused planning and development flexibility along this corridor. The Specific Plan provides for high densities, up to 43 units per acre. The Valley Boulevard Corridor Specific Plan establishes different standards for development than the Zoning Ordinance does for R-1, R-2 and R-3 zoned property. Specifically, residential development in the Valley Boulevard Specific Plan area is allowed reduced setbacks, a higher maximum floor area ratio, and higher maximum lot coverage.

Five-year Program Objective: Continue to provide flexible development standards to encourage residential development within the Valley Boulevard Specific Plan Area in conjunction with commercial development.

15. *Transitional Housing/Emergency Shelters*

The City's Zoning Ordinance does not currently address transitional housing and emergency shelters. The City will revise the Valley Boulevard Corridor Specific Plan to allow the siting of transitional housing and emergency shelters west of Fremont Avenue (within a ½ mile corridor), subject to a Conditional Use Permit (CUP). The CUP will set forth conditions designed to enhance the compatibility of transitional housing and shelters with the surrounding neighborhood or commercial district, and will not unduly constrain the establishment of such facilities.

Five-year Program Objective: Revise the Valley Boulevard Corridor Specific Plan to incorporate provisions for transitional housing and emergency shelters in 2001/2002.

Equal Housing Opportunity

In order to fully meet the community's housing needs, the City must assure that housing is accessible to all residents, regardless of race, religion, family status, age, or physical disability. By contracting with the Fair Housing Council of the San Gabriel Valley, the City can assure that all residents have equal opportunity to obtain housing.

16. *Fair Housing Program*

The City contracts with the Fair Housing Council of San Gabriel Valley to provide fair housing services to renters and purchasers. Services include housing discrimination response, landlord-tenant relations, and housing information counseling. In addition, the City has a fair housing counselor on-site at City Hall four hours a week. Flyers for these services are provided at the library and City Hall.

Five-year Program Objective: Continue contracting with the Fair Housing Council of San Gabriel Valley to assure that all residents of the City have equal access to housing in the City.

Table 34: Housing Program Summary

Housing Program	Program Goal	5-year Objective	Funding Source	Responsible Agency	Time Frame
Maintenance and Preservation of the Housing Stock					
1. Single-Family Rehabilitation Programs					
a) Moderate Rehabilitation Grant	Provide \$5,000 grants to low-income owners	Provide assistance to 5 very low-income, 10 low-income, and 5 moderate-income households, annually.	HOME	Development Services Department	2000-2005
b) Moderate Rehabilitation Deferred Loan at 0%	Provide no-interest loans up to \$25,000 to low income owners		HOME	Development Services Department	2000-2005
c) Substantial Rehabilitation Deferred Loan at 0%	Provide \$25,000+ deferred no-interest loans to low income owners		HOME	Development Services Department	2000-2005
d) Substantial Rehabilitation Loan at 0%	Provide \$25,000+ no-interest loans to low income owners		HOME	Development Services Department	2000-2005
e) Substantial Rehabilitation Loan at 3%	Provide 3% interest loans for improvements over \$25,000 to low income owners		HOME	Development Services Department	2000-2005
f) Agency Emergency Loan Assistance	Provide quick low-interest loans for urgent repairs to moderate-income owners		Redevelopment Set-Aside	Redevelopment Agency	2000-2005
g) Agency Substantial Rehabilitation Program	Provide low-interest loans to moderate-income owners		Redevelopment Set-Aside	Redevelopment Agency	2000-2005
h) Self-Help Housing Rehabilitation Program	Provide low interest loans to moderate-income owners acting as general contractor		Redevelopment Set-Aside	Redevelopment Agency	2000-2005
2. Rental Rehabilitation Programs					
a) Agency Rental Rehab Program	Provide low-interest loans to properties with low- to moderate-income tenants	Provide rental rehabilitation assistance to upgrade 3 very low-, 8 low-, and 4 moderate-income units, annually.	Redevelopment Set-Aside	Redevelopment Agency	Ongoing

Table 34: Housing Program Summary

Housing Program	Program Goal	5-year Objective	Funding Source	Responsible Agency	Time Frame
b) Multi-Unit Rehab Program	Provide up to \$7,000 per unit loans to properties with very low income tenants		CDBG	Development Services Department	Ongoing
3. Code Enforcement	Provide controls for the maintenance, rehabilitation, preservation, and conservation of existing properties.	Continue to implement the code Enforcement program to bring substandard housing units into compliance with City building and property maintenance codes	CDBG, Redevelopment Set-Aside Funds	Redevelopment Agency	Ongoing
4. Preservation of At-Risk Housing	Preserve housing at risk of conversion to market-rate units	Monitor status of Section 8 legislation; monitor at-risk units; and conduct tenant education	HUD; CDBG; Redevelopment Set-Aside Funds	Housing Division	Ongoing
5. Section 8 Rental Assistance	Provide rental assistance to very low-income households	Continue current level of rental assistance and direct eligible households to the County program	HUD	Los Angeles County Housing Authority	Ongoing
Assist in the Provision of Affordable Housing					
6. Homeownership Programs					
a) First Time Homebuyer Program	Provide homeownership opportunities to residents	Provide homeownership assistance to 10 low- and 10 moderate-income households, annually.	HOME	Redevelopment Agency	Ongoing
b) Redevelopment Agency First Time Homebuyer Program			Redevelopment Set-Aside		
c) Mortgage Credit Certificate Program			State		
d) Fresh Rate Program			Independent Cities Lease-Finance Authority		
7. Affordable Housing Development	Provide financial and regulatory incentives to private developers	Focus a portion of Agency assistance toward rental project which meet the needs of very low- and low-income renters and large families	Redevelopment Set-Aside	Redevelopment Agency	Ongoing
Removal of Constraints					
8. "One-Stop" Streamline Permit Process	Provide a quick permit process to contractors, homeowners, and developers	Continue to offer one-stop streamline permit processing	General Fund	Development Services Department	Ongoing

Table 34: Housing Program Summary

Housing Program	Program Goal	5-year Objective	Funding Source	Responsible Agency	Time Frame
9. Flexible Development Standards	Promote maximum development densities in R-3 district	Continue to use flexible development standards to facilitate the development of affordable housing	General Fund	Development Services Department	Ongoing
10. Revision of Senior Density Bonus Ordinance	Provide density incentives for development of senior housing	Revise Senior Density Bonus Ordinance to be consistent with current State Law	General Fund	Development Services Department	2001-2002
11. Revision of Low- and Moderate-Income Density Bonus Ordinance	Provide density incentives for provision of low- and moderate-income housing	Revise Low- and Moderate-Income Density Bonus Ordinance to be consistent with current State Law	General Fund	Development Services Department	2001-2002
Provision of Adequate Sites					
12. Vacant/Underutilized Sites Inventory	Provide an inventory of suitable sites	Continue to maintain inventory	General Fund	Development Services Department	Ongoing
13. Residential Development in Central Business Area	Promote residential development in Central Business Area	Continue to pursue affordable residential development in Central Business Area	Redevelopment Set-Aside and CDBG	Redevelopment Agency	Ongoing
14. Residential Development in Valley Boulevard Specific Plan Area	Pursue residential development within the Area in conjunction with commercial development	Continue to provide flexible development standards and encourage residential development	Redevelopment Set-Aside and CDBG	Redevelopment Agency	Ongoing
15. Transitional Housing/Emergency Shelters	Provide for transitional housing and emergency shelters explicitly in the Zoning Ordinance	Revise Valley Boulevard Specific Plan to provide for transitional housing and emergency shelters in four block area west of Freemont Avenue	General Fund	Development Services Department	2001-2002
Equal Housing Opportunity					
16. Fair Housing Program	Assure equal access to housing for all residents	Continue contracting with the Fair Housing Council of San Gabriel Valley to provide fair housing services	CDBG	Fair Housing Council of San Gabriel Valley	Ongoing

Table 34: Housing Program Summary

Housing Program	Program Goal	5-year Objective	Funding Source	Responsible Agency	Time Frame
Five Year Goals Summary: Total units to be constructed: 973 (263 Very Low, 185 Low, 214 Moderate, 311 Upper) Total units to be rehabilitated: 75 (15 Very Low, 40 Low, 20 Moderate) Total units to be conserved: 727 very low income (566 Section 8 vouchers, 161 assisted rental units)					

CHAPTER 23.42

PROPERTY DEVELOPMENT STANDARDS

Sections:

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Section 23.42.010 PURPOSE

The purpose of these development standards is to provide for open areas around structures where needed for access to and around buildings, to protect access to natural light, vibration and direct sunlight, to separate incompatible land uses, to provide space for privacy landscaping and recreation, to regulate the height of structures, to support public safety, and to preserve neighborhood character.

Section 23.42.020 PROPERTY DEVELOPMENT STANDARDS

The chart below sets forth property development standards for the various zones. Requirements for each item specified in the column on the left are set forth in the column on the right. Yard requirements shall be considered minimum standards.

A. R-1 ZONE. Property development standards for the R-1 zone shall be as follows:

1. Maximum building height	2 stories, 25 feet; 15 feet for accessory structures.
2. Maximum floor area ratio	
Lot area less than 10,000 sq. ft.	0.35
Lot area between 10,000 and 19,999 sq. ft.	0.325
Lot area 20,000 sq. ft. and over	0.30

3. Minimum front yard	25 feet for structures up to 20 feet in height. If street has right-of-way of less than 60 feet, 55 feet from centerline of street for structures up to 20 feet in height. For structures over 20 feet in height, an additional 5 feet of front yard or a 40 degree angle from the front property line, whichever is greater, shall be provided for that portion of the structure above 20 feet.
4. Minimum rear yard a. Main buildings b. Accessory structures	20 percent of lot depth, up to 15 feet. 3 feet.
5. Minimum side yard a. Main buildings	5 feet for each interior side yard, increased by 1 foot for each story or partial story above the first floor. 10 feet for street side of a corner lot, or 40 feet from centerline of street where lot sides upon street having a right-of-way of less than 60 feet. For a reversed corner lot, a side yard equaling the required front yard setback of the first lot to its rear.
b. Accessory structures	3 feet, except that for a corner lot, the street side setback shall be 10 feet. For a reversed corner lot, the street side setback shall be at least the required front yard setback for the key lot. A garage with the automobile entrance facing a street shall be set back 20 feet from the street side property line, or 50 feet from the centerline of said street if street has right-of-way of less than 60 feet

6. Maximum lot coverage	50 percent if all buildings on the property are one story, 40 percent any buildings or portion thereof contain more than one story; accessory buildings may not occupy more than 40 percent of the required rear yard area.
7. Minimum dwelling unit size	Efficiency unit 400 sq. ft. One-bedroom unit 500 sq. ft. Two-bedroom unit 800 sq. ft. Three-bedroom unit 1100 sq. ft. More than three bedrooms 1100 sq. ft. plus 150 sq. ft. for each additional bedroom over three
8. Minimum habitable space for each dwelling occupant	150 sq. ft.
9. Minimum distance between buildings	6 feet.

B. R-2 ZONE: Property development standards for the R-2 zone shall be as follows:

1. Maximum building height	2 stories, 25 feet; 15 feet for accessory structures.
2. Maximum floor area ratio	0.35
3. Minimum front yard	Average of the front setbacks of the two adjacent properties, with a minimum of 20 feet. Minimum of 50 feet from centerline of street if street has right-of-way of less than 60 feet.
4. Minimum rear yard	
a. Main buildings	10 feet
b. Accessory structures	3 feet.

5. Minimum side yard a. Main buildings	5 feet for each interior side yard, increased by 1 foot for each story or partial story above the first floor 10 feet for the street side yard of a corner lot, or 40 feet from centerline of street where lot sides upon street having a right-of-way of less than 60 feet For a reversed corner lot, a side yard equaling the required front yard setback of the first lot to its rear.										
b. Accessory structures	3 feet, except that for a corner lot, the street side setback shall be 10 feet. For a reversed corner lot, the street side setback shall be at least the required front yard setback for the key lot. A garage with the automobile entrance facing a street shall be set back 20 feet from the street side property line or 50 feet from the centerline of said street if street has right-of-way of less than 60 feet.										
6. Maximum lot coverage	45 percent; accessory buildings may not occupy more than 40 percent of the required rear yard area.										
7. Minimum dwelling unit size	<table> <tr> <td>Efficiency unit</td><td>400 sq. ft.</td></tr> <tr> <td>One-bedroom unit</td><td>500 sq. ft.</td></tr> <tr> <td>Two-bedroom unit</td><td>800 sq. ft.</td></tr> <tr> <td>Three-bedroom unit</td><td>1100 sq. ft.</td></tr> <tr> <td>More than three bedrooms</td><td>1100 sq. ft. plus 150 sq. ft. for each additional bedroom over three</td></tr> </table>	Efficiency unit	400 sq. ft.	One-bedroom unit	500 sq. ft.	Two-bedroom unit	800 sq. ft.	Three-bedroom unit	1100 sq. ft.	More than three bedrooms	1100 sq. ft. plus 150 sq. ft. for each additional bedroom over three
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More than three bedrooms	1100 sq. ft. plus 150 sq. ft. for each additional bedroom over three										

8. Minimum habitable space for each dwelling occupant	150 sq. ft.
9. Minimum distance between buildings	6 feet if only one or neither building is used for residential purposes. 10 feet if both buildings are used for residential purposes.

C. R-3 ZONE: Property development standards for the R-3 zone shall be as follows:

1. Maximum building height	3 stories, 35 feet for high-density residential in General Plan, except that 6 stories, 75 feet shall be permitted in the area bounded by the centerline of the following streets: Woodward Avenue on the north, Chapel Avenue on the east, Commonwealth Avenue on the south and Atlantic Boulevard on the west. 6 stories shall also be permitted on properties designated as high density residential, located on a major arterial street, and within 1300 feet of an existing or proposed freeway interchange as depicted on the General Plan land use map. For that portion of a property which is within a 50 foot radius (less street or alley right-of-way) of properties zoned R-1 or R-2, the height limit shall not exceed the maximum height of the applicable adjacent zone. The prior building height restriction notwithstanding, for those properties which are across a street from R-1 or R-2 zones, the building height shall be not higher than the height allowed by a 50 degree angle as measured from the front property line.
2. Maximum floor area ratio	0.60 for all living area (excluding non-living areas and garages), for lots up to 19,999 sq. ft. 0.70 for all living area (excluding non-living areas and garages), for lots 20,000 sq. ft. and larger

3. Maximum building length	95 feet. A minimum of one massing break per 50 feet of building is required. This break shall have a minimum dimension of six feet in width by two feet in depth.
4. Minimum front yard	Average of the front setbacks of the two adjacent properties, up to a maximum of 30 feet, with a minimum of 20 feet. Minimum of 50 feet from centerline of street if street has right-of-way of less than 60 feet. For properties which have their front yards on Curtis or Electric Lanes, 15 feet.
5. Minimum rear yard	
a. Main buildings	10 feet. For properties which have rear yards on Curtis or Electric Lanes, 15 feet.
b. Accessory structures	3 feet. For properties which have rear yards on Curtis or Electric Lanes, 15 feet.
6. Minimum side yard	
a. Main buildings	5 feet for each interior side yard, increased by 1 foot for each story or partial story above the first floor. 10 feet for the street side yard of a corner lot, or 40 feet from centerline of street where lot sides upon street having a right-of-way of less than 60 feet. For properties which have street side yards on Curtis or Electric Lanes, 10 feet. For a reversed corner lot, a side yard equaling the required front yard setback of the first lot to its rear.
b. Accessory structures	3 feet, except that for a corner lot, the street side setback shall be 10 feet.

	For a reversed corner lot, the street side setback shall be at least the required front yard setback for the key lot.
	A garage with the automobile entrance facing a street shall be set back 20 feet from the street side property line or 50 feet from the centerline of said street if street has right-of-way of less than 60 feet.
7. Minimum distance between buildings	6 feet if only one or neither building is used for residential purposes. 10 feet if both buildings are used for residential purposes.
8. Maximum lot coverage	55 percent for all structures.
9. Minimum dwelling unit size	Efficiency unit 400 sq. ft. One-bedroom unit 500 sq. ft. Two-bedroom unit 800 sq. ft. Three-bedroom unit 1100 sq. ft. More than three bedrooms 1100 sq. ft. plus 150 sq. ft. for each additional bedroom over three
10. Minimum habitable space for each dwelling occupant	150 sq. ft.

11. For land use conversions from low or medium density residential development (less than 18 units per acre) or any other use other than high density residential to high density residential development (18 units or more per acre) along streets classified as Major Arterials in the General Plan, the following additional development standards shall also apply:

- a. Minimum lot area 12,000 square feet.
- b. Minimum street frontage 75 feet.

D. PO AND PF ZONES. Property development standards for the PO and PF zones shall be as follows:

U.C. BERKELEY LIBRARIES



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